queen street east licenced eating establishment study

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN , Commissioner FEBRUARY 1985

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SUMMARY OF PROPOSALS

1. In order to regulate the distribution of liquor licences to eating establishments it is proposed that the present definition for "eating establishment" in the Zoning By-law be reviewed and revised so as to reflect the two definitions embodied in this study.

2. In an attempt to encourage restaurants which serve a local rather than a regional market it is proposed that a maximum gross floor area of 185 square metres be considered as a standard for restaurants along Queen Street East.

3. Should other proposals not achieve adequate control over the agglomeration of restaurants in the study area, it is proposed that Council then consider the introduction of a minimum distance standard of 50 metres for the two new uses while exempting the existing eating establishments.

4. In order to maintain the diversity of land use along Queen Street East, it is proposed that the Official Plan Part 1 be amended as follows:

    a) by deleting the existing Area of Permissible Commercial Use designation; and

    b) by introducing the proposed Mixed Commercial-Residential Area designation as shown on Map 5.8 of this report.

5. In order to give effect to the abovementioned Official Plan proposed amendments it is proposed that the Zoning By-law be amended by replacing the existing C1V1 classification by the proposed CRL1U150 and R4.Z3, as shown on Map 5.10 of this report.

6. In order to reduce the impact of boulevard cafes, it is proposed that a review of the guidelines permitting this use on City property be undertaken as suggested in the body of this study.

7. In order to minimize the impact of those boulevard and patio cafes operated on private property it is proposed that the guidelines for Site Plan Control be reviewed to allow greater City intervention into the design of these operations.

8. In order to control the noise from patrons leaving restaurants it is proposed that City Council request that the Metropolitan Police Department take the necessary measures to provide greater protection along Queen Street East and greater enforcement of the noise by-law.

9. In order to limit further aggrevation by both operators and residents with regards to garbage collection it is proposed that the Department of Public Works review the criteria for commercial garbage collection along Queen Street East, particularly as it relates to restaurants, so as to eleminate undesirable accumulation.

10. In order to limit the amount of litter which may be dropped on public or private properties it is proposed that the Board of the Business Improvement Area and the Beaches Business Association be requested, in consultation with the appropriate City departments, to acquire new waste receptacles to be placed at areas of high garbage generation.

1. BACKGROUND

Traditionally, the section of Queen Street East, east of Woodbine Avenue has developed as a quiet retail strip. Over the past decade, however, the discovery of the natural ambience surrounding this retail strip has resulted in a high profile image for the Beach district as a whole, and Queen Street East in particular.

The advent of this high profile image has resulted in a changing demographic and economic climate in the Beach district. An influx of eating establishments and a vibrant street character are two notable changes. During this same time period, relaxations in the Ontario Liquor Licence Act resulted in more liquor licences being granted to eating establishment proprietors.

These two events combined have created a situation where Beach district residents are concerned about the proliferation of licenced eating establishments and the negative effects associated with their operation.

In response to these concerns, the Land Use Committee has requested that a comprehensive study be undertaken to determine whether solutions to this problem are possible. In recognition of the time required to complete this study, City Council enacted an Interim Control By-law to stabilize the area and therefore avoid further aggrevation on the part of residents and eating establishment proprietors.

By-law No. 214-84, is in effect until February 6, 1985 and if necessary, may be extended for one more year.

2. OBJECTIVES OF THE STUDY

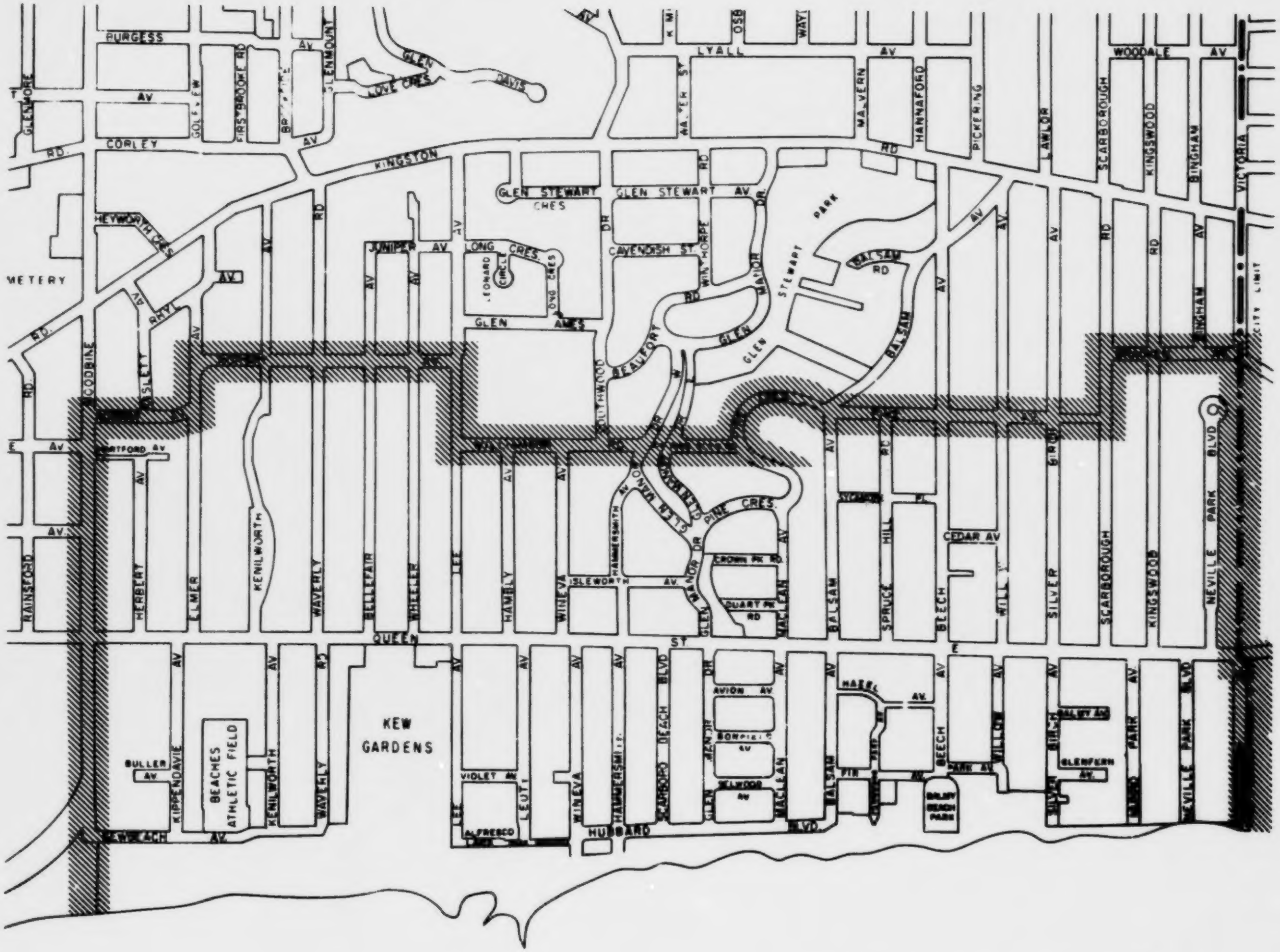
A planning report dated January 6, 1984, expressed some reservations regarding City intervention into controlling the proliferation of liquor licenced eating establishments on Queen Street East. Similarly, another concern was expressed as to whether this type of problem should be controlled using planning mechanisms.

The first concern was based on the following principles. From a planning viewpoint the problem of liquor licenced eating establishments is the agglomeration of specific land uses in a limited geographic area. With respect to Queen Street East, however, this agglomeration has both positive and negative impacts. On one hand the Queen Street East retail strip has become much more vibrant and economically sound over the past few years and this may, at least in part, be due to the increase in the number of eating establishments which may or may not have liquor licences. Consequently, any City intervention which would disrupt this pattern of land use might hinder the present stability of the retail strip. On the other hand is the concern that this agglomeration has a negative impact on adjacent residential uses partucularly in terms of its environmental impact (i.e. noise, garbage, traffic congestion).

The second concern stems from ramifications which will surface if planning mechanisms are used to provide solutions to these negative environmental impacts. Local residents' concerns about parking, noise, loitering and garbage problems are all justifiable. There are, however, many other elements in the surrounding community, such as the boardwalk, recreation facilities and other commercial uses, that also contribute to these negatives consequences which, at present, are solely attributed to liquor licenced eating establishments. To impose regulations on one particular land use rather than on all those land uses contributing to the problem may seem unjust.

Based on these concerns, the first objective of this study is to define the nature and scope of any problems related specifically to the increasing numbers of licenced eating establishments. A second objective is to identify those problems which have become associated with liquor licenced eating establishments and determine whether these problems have a source elsewhere in the Beach district. A third and final objective is to propose, if necessary, mechanisms which will control either the proliferation of licenced eating establishments and/or the specific environmental impacts which are associated with them.

For this study, the geographic area outlined on Map 2.1 was designated as the study area. The deliniation of a distinct area, as such, was required for data collection purposes and to serve as the catchment area for a neighbourhood survey.



STUDY AREA BOUNDARY

2.1

queen street east licenced eating establishment study

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER
SCALE: 1:12000
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION FEB. 1985

REF. No. 635/03290

3. METHODS OF STUDY

3.1 Neighbourhood Survey

3.1.1 Survey Technique

One component of the study was to conduct a survey of neighbourhood residents. Specifically, the neighbourhood survey had the following basic objectives:

(a) compile the opinions of the Beach district residents concerning the changing characteristics of the neighbourdood;

(b) determine the residents' attitudes towards eating establishments along Queen Street East; understand if residents are adversely impacted by the current operations of these establishments and if so how; and would the impact be changed if the nature of the operation were altered;

(c) gather some basic demographic data concerning the individual who responded and the person(s) with whom he or she shares their accommodation; and

(d) compare how attitudes vary relative to how far away a resident lives from the commercial strip; the degree to which an adverse impact is perceived; and the demographic characteristics.

To obtain this information there were three possible survey methods which could have been used, a mail-out survey, a telephone survey and an in-house interview survey. The telephone survey technique using random digit dialing was rejected because the study area was too small to be isolated based on Bell Canada's exchange system. The in-house interviews survey technique was rejected because of a lack of personnel. Given this, we therefore decided that prospective residents would receive the questionnaire by mail along with a self addressed stamped envelope.

3.1.2 Sample Design

Cost considerations made it impossible to question every resident of the Beaches district. Therefore a subset, or ramdom sample, of the entire population of the area was selected. The objective of survey sampling is to ensure a reasonable level of accuracy concerning the population of the sample. The following provides a general discription of how the sample for this survey was chosen.

3.1.3 General

The sample design was compiled in such a manner that the demographic characteristics of the study area as whole would be reflected in those surveyed. This criterion would ensure that the results were reliable for the study area as a whole and for the three impact zones that comprise the study area.

The three impact zones referred to above may be seen on Map 3.1 Zone 1 encompasses the area which is zoned C1V1 along Queen Street East. Zone 2 is the area approximately 100 metres both north and south of Zone 1. Zone 3 is the furthest area, both north and south, from Zone 1.

3.1.4 Population

The population of interest in this survey was persons residing in dwelling units of residentially assessed properties in the area outlined on Map 2.1 and who were over the age of 15 years. A minimum age of 15 was selected because questions were being asked about the use of both unlicenced and licenced establishments. Moreover, it was thought that opinions could drastically differ among members of a household depending on the age of the individual and the life cycle situation.

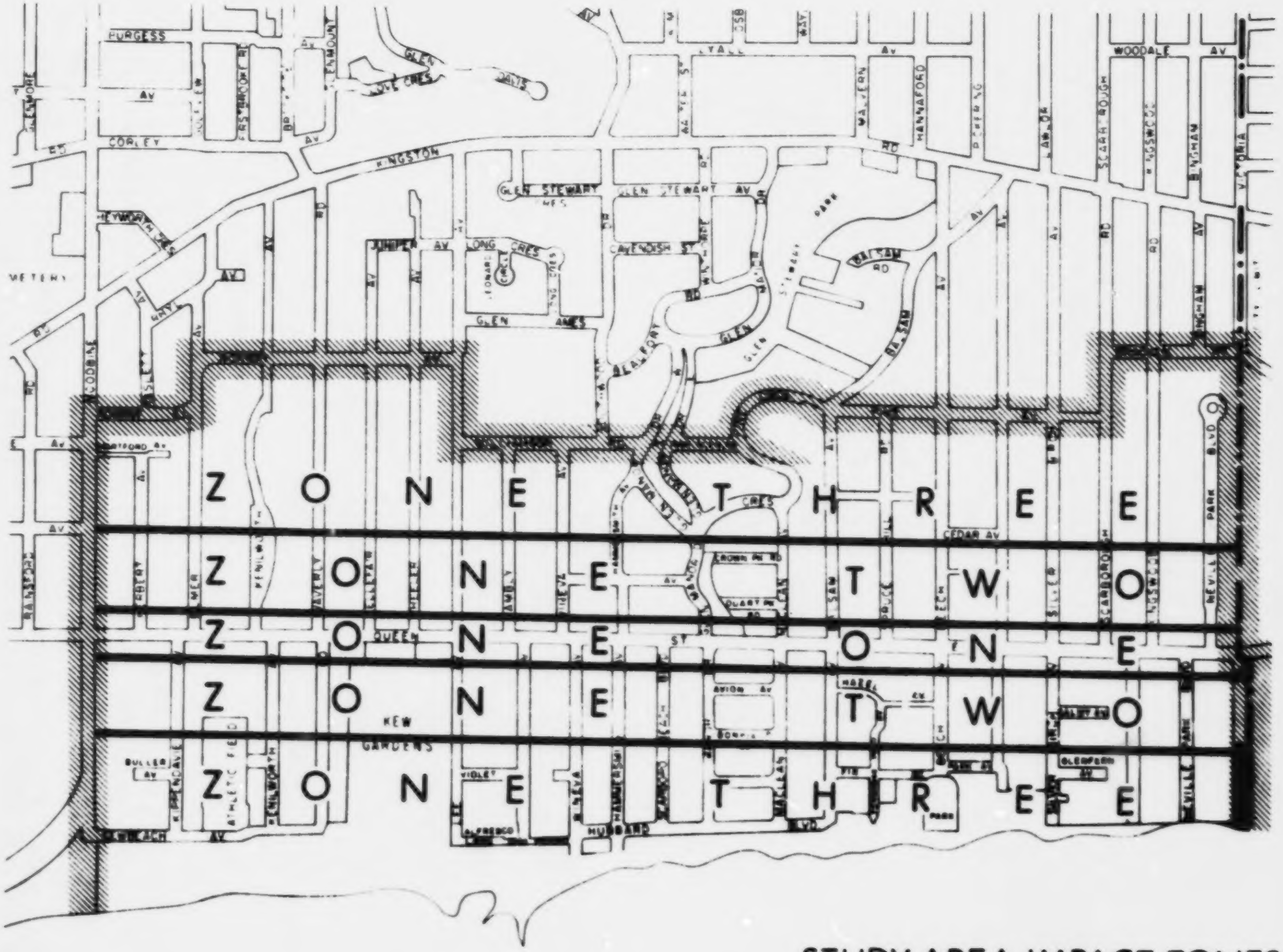
A single sample was developed based on the most current population data from the standard assessment system, the most comprehensive, complete and up-to-date enumeration of dwelling units and population currently accessible. As a result of a recent provincial decision, complete enumeration is now carried out in municipal election years only; in non-election years, a partial enumeration procedure has been implemented. Historically, tenant-occupied properties have experienced a greater rate of turnover when compared to the owner occupied stock. The samples coverage of tenants is therefore not as good as that of owners.

3.1.5 Sampling - Stratification

In order to provide an efficient design and to explicitly address the problem of high mobility rates among the tenant population, the total population from the area was stratified into 6 groups by tenure (owner/tenant) and zone of impact (see map 3.1).

3.1.6 Sample Size

The residential population for the subject district in the Beaches area is about 11,525. Since those below the age of 15 years are eliminated a population frame of 10,056 was established. Table 3.1 stratifies the study area in the 6 groups.



3.1

STUDY AREA IMPACT ZONES and STUDY AREA BOUNDARY

queen street east licenced eating establishment study

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER SCALE: 1:12000
COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION FEB. 1986

REF No 635/03290

TABLE 3.1

Stratification of Population Frame

IMPACT ZONE	TENURE	
1	Owners	175
	Tenants	1,052
1		1,227
2	Owners	1,776
	Tenants	1,252
2		3,028
3	Owners	3,641
	Tenants	2,160
		5,801
Total		10,056

Based on this stratification of the population frame, and the requirements for a confidence level of 95 percent with a 2 percent sample reliability, a required sample of 1,936 was established. Based on an anticipated response rate of about 15 percent, a sample size of 4,100 was established by randomly selecting 4,100 individuals from the 10,056 residents in the study area.

Of the 4100 mailings, the Planning and Development Department received 1,126 usable responses.

With this lower response rate the reliability of the results is between 2.5 and 3 percent, rather than 2 percent, for a confidence interval of 95 percent.

3.2 Operators Survey

In addition to the neighbourhood resident survey, a survey of eating establishment proprietors, both licenced and un-licenced, was conducted so an understanding of the physical operations of these establishments could be determined. It was considered of most importance to gather information on the impact that a liquor licence has on the success of a particular eating establishment and the likelihood of un-licenced establishments applying for liquor licences in the future.

Each eating establishment proprietor was given an opportunity to respond to the questionnaire.

During the week of June 4 to 8, 1984, questionnaires were hand delivered to each eating establishment by a planning staff member. At the time of initial contact the staff member explained the purpose of the questionnaire and the purpose of the overall study. At each establishment the staff member waited to have the questionnaire completed. If the proprietor could not complete the questionnaire at that time arrangements were made to have it picked up at a later date. In an attempt to receive responses from all eating establishment proprietors as many as three call backs were arranged.

Of the 37 proprietors surveyed, 29 responded, for a return rate of 78%.

3.3 Land Use Change for Queen Street East and Two Other Retail Strips

The influx of eating establishments, both licenced and unlicenced, into the Beach district is quite prevalent. An important concern is whether this phenomenon is peculiar only to Queen Street East or whether similar increases are also occuring along other City retail strips.

To address this aspect of the study an analysis of the land use change from 1976 to 1984 for Queen Street East and two other retail strips was undertaken. The two other retail strips chosen were Danforth Avenue between Broadview Avenue and Donlands Avenue and Roncesvalles Avenue between Queen Street West and Dundas Street West.

These two retail strips were chosen because they are similar to Queen Street East in three specific ways. Firstly, all three are the same length, approximately 2000 metres. Secondly, all three are zoned C1.V1. Thirdly, all three are bounded by distinct residential communities.

The data used to complete the analysis was obtained from the 1976 and 1984 Land Use Files. The analysis includes the changes which have occured in the numbers of eating establishment uses and the respective increase or decrease in gross floor area as compared to the other major land uses along each retail strip.

3.4 Analysis of Parking in the Beach District

In a progress report dated June 13, 1984 it was stated that a detailed origin-destination survey to estimate parking demand for this study could not be completed.

Due to the severe parking problem which exist in the Beach district planning staff did state that this issue should be investigated and that other sources of information would be analysed to gain some understanding of this problem. The methodology used to complete this aspect of the study is explained below.

3.4.1 Parking Supply/Demand by Beach District Residents

As is the situation in the majority of City neighbourhoods, there seems to be an acute shortage of parking spaces for residents of the Beach district. To determine the severity of this problem, an estimation of parking supply and demand was undertaken. The total supply of parking spaces was estimated by combining all permit parking spaces, all on-site parking spaces, all public lots and all the legal parking spaces along Queen Street East. Total parking demand was estimated by multiplying the total number of dwelling units within the geographic area bounded by Woodbine Avenue, Kingston Road, the easterly City limit and the lake, by a pre-determined vehicle per unit ratio. The vehicle per unit ratio was obtained from a comphrehensive parking study completed by the Planning and Development Department for the area south of Queen Street East between Woodbine Avenue and the easterly City limit.

3.4.2 City of Toronto Residents Shopping Behaviour Survey.

The Queen Street East retail strip serves both a neighbourhood and regional market in services offered.

In 1983, a survey was completed which obtained information on the use of retail strips within the City of Toronto by City of Toronto residents. In total there were 1,593 respondents. For the purpose of this study results from that survey were analysed with respect to the use of Queen Street East as a retail strip.

The information obtained from this survey provides some insight into the regional attractiveness of Queen Street East and what effect this attractiveness might have on parking demand.

3.4.3 Queen/Waverly Parking Demand Study

In July, 1983 the Toronto Parking Authority conducted a study to determine the viability of establishing a municipal car park in the general vicinity of Queen Street East and Waverly Road. The area boundaries used during the study were the retail strip along Queen Street East between Lee Avenue and Kippendavie/Elmer Avenues. Although this study was conducted along only a portion of the Queen Street East retail strip the results provide some interesting insight with respect to peak hour parking demand by land use.

3.5 Zoning Standards From Other Municipalities For Eating Establishments

An important component of this study is to re-examine the relevant sections of the Zoning By-law and to suggest amendments that would reflect the findings of the study.

For comparative purposes the Zoning By-law provisions of other municipalities were consulted. The municipalities consulted as part of this exercise include the City of Etobicoke, the City of North York, the City of Scarborough, the City of York, the Borough of East York, the City of Mississauga and the Regional Municipality of Hamilton-Wentworth.

4. RESULTS AND ANALYSIS

The results and analysis presented below are the major findings from the data analysed as part of this study. A more detailed explanation of these findings may be found in the accompanying Appendices.

4.1 Neighbourhood Survey

One objective of the Neighbourhood survey was to gain some understanding as to why residents of the Beach district have located there and to what extent they use the facilities along Queen Street East. From the survey it can be concluded that Beach district residents have located in the area for the following reasons:

a) its convenience to the downtown/work/shopping;

b) its well defined community atmosphere, making it a pleasant area to live and presumably enjoy a comfortable family life; and

c) the physical ambience of the area, i.e. parks/lake/homes/ravines.

The Queen Street East retail strip offers a variety of services and it is evident that a majority of Beach district residents use these facilities at least once a month. Personal service shopping was cited as being the most common attraction (97%). It is important to note that 86% of the respondents will patronise a dining restaurant and (79%) will patronize a fast food/take out establishment at least once a month.

The physical and economic transformation of the Queen Street East retail strip has not gone un-noticed by Beach district residents as the majority stated that they have noticed this change. The changes which were noted most often include:

a) more restaurants;

b) more licenced restaurants;

c) more boutiques/trendy shops; and

d) more specialty shops.

Of importance is that more respondents felt that these changes have improved the quality and variety of services offered in the area.

Due to the ease of accessibility to Queen Street East the vast majority (82.2%) of respondents indicated that they walk rather than use a car, bicycle or public transit when using the services along the retail strip. The use of a car (11.5%) is the second most common mode of transit.

The main objective of the neighbourhood survey was to identify whether or not Beach district residents are affected by the operation of eating establishments, and if so, how are they affected. To meet this objective respondents were asked a series of questions relating to the operation of the closest eating establishment to their residence.

The results from each of these questions clearly indicates, for the most part; that a large majority of respondents are not, or will not, be affected by the operation of the eating establishment. In most cases the majority was greater than 60%.

Of those respondents who stated that they are affected by the eating establishment closest to them a series of common characteristics are evident. These include: the majority of those who are affected are homeowners; they live within approximately 100 metres either north or south of Queen Street East; they are generally older than 30 years of age; they have generally lived in the study area for more than 10 years; and they are married and widowed.

The ways in which people are affected by the operation of eating establishments varied. However, a few reasons were clearly identified as the main problems. For each question dealing with the operation of the establishment, noise from the establishment and/or its patrons was cited by an overwhelming majority of respondents. The other reasons most often cited include parking problems, the type of patrons who use the establishment, the present or anticipated vehicular/pedestrian traffic congestion and litter and/or foul odours.

As already mentioned, the majority of respondents are not now nor will be affected in the future by the operation of the eating establishment. However, a slight majority (53%) stated that they would be affected by the establishment if it were located closer to their residence. As expected, this response would seem to solidify the "not in my backyard" syndrome.

Apart from the results presented above, the responses to two questions indicate that residents may feel a saturation point in the number of both licenced and unlicenced eating establishment is close to being reached. In response to these questions, the majority stated that their neighbourhood is adequately served by existing eating establishments (60.5%) and their neighbourhood is adequately served by existing licenced eating establishments (53.2%). For both of these questions more respondents felt that there were too many eating establishments/licenced eating establishments than those who felt there are not enough.

The following findings clearly indicate that a majority of the study area residents have identified a significant change in the character of the retail strip along Queen Street East. In many instances this change was associated with the substantial increase in the number of eating establishments.

Moreover, the survey results indicate that the level of the residents´ tolerence to more eating establishments, particularly those licenced, is being reached.

This level of community awareness and perception suggests a review of the existing planning policies as they apply to the study area should be considered.

4.2 Operators Survey

Results from the operators survey indicate that the majority of establishments provide seating for their patrons although some of these establishments operate as both take-out and sit-down operations. The average gross floor area is 142 square metres and on average there are 60 seats per establishment. The majority of establishments are independently owned and operated and on average have been located in the Beach district for 10 years.

The majority of operators (84%) feel that they primarily serve a local market and that for the most part they are unsure as to the primary mode of transit used by patrons. The majority of operators (93%) do not provide parking for their patrons.

Of those operators who do not presently have a liquor licence, half indicated that if they did have a liquor licence their business would be more successful. However, only (28%) of these operators stated that they would be applying for a liquor licence in the future.

Of those operators who presently do have a liquor licence, half began their respective business with the licence. The majority (58%) stated that 20 to 40 percent of their revenues can be attributed directly to the sale of alcoholic beverages. The majority (55%) stated that without a liquor licence business would be drastically effected and (16%) stated that such a situation would most likely effect business.

From these findings it may be concluded that, at present, the majority of restaurants in the Beach district are serving a local market. In addition, the procurement of a liquor licence is, to certain establishments, a necessity in sustaining a healthy business.

Based on these conclusions, any attempt to regulate eating establishments should not be overly restrictive. What should be considered are mechanisims which will maintain this local market orientation, while still allowing certain restaurants the right to obtain liquor licences.

4.3 Land Use change for Queen Street East and Two Other Retail Strips

From 1976 to 1984 all three retail strips that were examined with respect to change in land use, Queen Street East, Danforth Avenue and Roncesvalles Avenue, experienced an increase in both the number of "restaurant/tavern" land uses and the gross floor area for these uses. In 1976, the number of "restaurant/tavern" uses and the respective gross floor area constituted a greater percentage of all land uses along the Danforth Avenue retail strip than was the case for both Queen Street East and Roncesvalles Avenue. This same pattern is evident in 1984.

Of importance, however, is that between 1976 and 1984 the Queen Street East retail strip experienced a (107.6%) increase in the number of "restaurant/tavern" uses and a subsequent (131.2%) increase in gross floor area for that use. For this same time period, Danforth Avenue experienced a (42.8%) increase in the number of "restaurant/tavern uses and a (36.3%) in gross floor area, while Roncesvalles Avenue experienced a (12.5%) increase in "restauran/tavern" uses and a (16.2%) increase in gross floor area.

This land use analysis supports the neighbourhood survey results concerning the community's awareness of substential increase in the number of eating establishments in the study area.

4.4 Analysis of Parking in the Beach District

As mentioned, parking in the Beach district is a growing concern. The data analysed as part of this study confirms this interest.

For the area from Woodbine Avenue to the City limit, south of Kingston Road, there are approximately 8,756 parking spaces available for Beach district residents. On the demand side, however, there are approximately 9,327 resident vehicles. This constitutes a shortage of 571 parking spaces. Compounding this problem is the use of the Beach district as a regional recreation attraction and the subsequent traffic generation because of this.

Queen Street East in itself has begun to develop a reputation as being a popular retail strip for various users. As reported in the City of Toronto Residents Shopping Behaviour Survey, 6.2% of 1,593 respondents across the city chose Queen Street East as their favourite or second favourite retail strip. Moreover, 6.5% of those surveyed stated that they had last purchased a restaurant meal along Queen Street East. This fiqure ranked Queen Street East as the most popular "neighbourhood strip" for restaurant dining in the City. The most popular eating districts were downtown Yonge Street, Bloor/Yonge/Avenue Roads, and the Eaton Centre, however, Queen Street East ranked higher than Bloor/Bathurst, Yorkville, Chinatown West and Pape/Danforth.

A Toronto Parking Authority demand study estimated that restaurant/retail land use along Queen Street East may generate between .71 to 1.09 trips per 100 sq. m. during peak hour demand. Eating establishments along Queen Street East presently constitute approximately 2,907 square metres of the available floor space. Given the above trip attraction rates, anywhere from 18.5 to 28.4 trips may be generated by restaurant/retail uses during peak hour demand.

Although a parking problem in the Beach district has been identified, it would seem that there are a number of reasons attributable to this problem. The most notable of these being a large demand for parking by area residents, the recreation facilities nearby and the Queen Street East retail strip. In reaching this conclusion, it would not be appropriate to levy parking regulations on one particular land-use when there are a number of actors contributing to the problem.

What might be considered is an in depth analysis of parking in the Beach district with the sole purpose of recommending ways in which the supply of parking facilities may be increased.

4.5 Zoning Standards From Other Municipalities For Eating Establishments

At present, the City of Toronto has one definition in its zoning by-law for eating establishments. Four of the municipalities contacted have three or more definitions. These definitions tend to differentiate between a sit-down restaurant, a convenience restaurant (eg. McDonald's) and a take-out restaurant. The City of York also has a specific definition for "restaurant, licenced."

Each municipality contacted requires parking for eating establishments, the amount of which depends on the type of eating establishment as defined in the By-law. Each municipality's requirements vary for these uses.

The City of York, like the City of Toronto, does not require any minimum distance setback from abutting residential zones. All other municipalities require setbacks of various distances. Where an eating establishment abutts a residential boundary, the City of Etobicoke requires a 1.8 metre high fence to be erected. In addition, the City of Etobicoke also requires that convenience and take-out restaurants provide one waste receptacle for every 5 parking spaces.

As already mentioned, the City of York has a specific definition for "restaurant, licenced", York also requires that a "restaurant, licenced" have a minimum seating capacity of 40 seats. Similarly, the City of Etobicoke stipulates that no eating establishment with a gross floor area of less than 112 square metres shall obtain a liquor licence.

5. PROPOSED ACTIONS

The foregoing observations as well as the complete analysis contained in the Appendices document lead to three main conclusions:

(1) That the majority of residents from the Beach district are not affected, or will not be affected, by eating establishments. However, there are strong indications that the level of tolerance of residents towards the proliferation of eating establishments, particularly those which are licenced, is reaching the saturation point.

(2) That the problems most often associated with eating establishments are: noise; traffic congestion and parking; the type and behaviour of patrons; and garbage.

(3) That the owners of those restaurants who presently have licences to serve alcoholic beverages believe the livelihood of the business is enhanced by having this right.

Further to these conclusions, the study highlights the following issues:

(1) Between 1976 and 1984, Queen Street East has experienced a substantial increase in the number of "restaurant/tavern" land uses compared to two other commercial strips in the City.

(2) Those most affected by eating establishments live closest to Queen Street East, are homeowners, are widowed or married, are generally over 30 years of age and have lived in the study area for more than 10 years.

(3) There is a severe parking problem in the Beach district, however, there is no data to support the theory that eating establishments are the main generators of this problem.

On the basis of the above, it is evident that the prolifration of eating establishments along Queen Street East has become a problem for some Beach district residents (see Map 5.1-5). One may also conclude that the severity of the problem could increase if controlling actions are not taken. These observations suggest that the introduction of some regulating measures may be justified. These regulating measures, however, should not totally prohibit the establishment of any further restaurant uses.

The proposed regulating measures should address two basic issues. Firstly, the increasing number of eating establishments and secondly, the intensity and the effect of the externalities associated with these establishments. While addressing these issues it is also important to be aware of the limitations of the available regulatory powers. These include the limited authority

L.C.B.O. LICENCED EATING ESTABLISHMENTS

	NAME	ADDRESS
	1955 Queen Street E.	Johnny K Restaurant
	1958 Queen Street E.	Summers Restaurant
	1959 Queen Street E.	The Palm Restaurant
	1963 Queen Street E.	Nevada Restaurant
*	1968 Queen Street E.	Tongue Tingler Restaurant
	1971 Queen Street E.	Continental Flair Restaurant

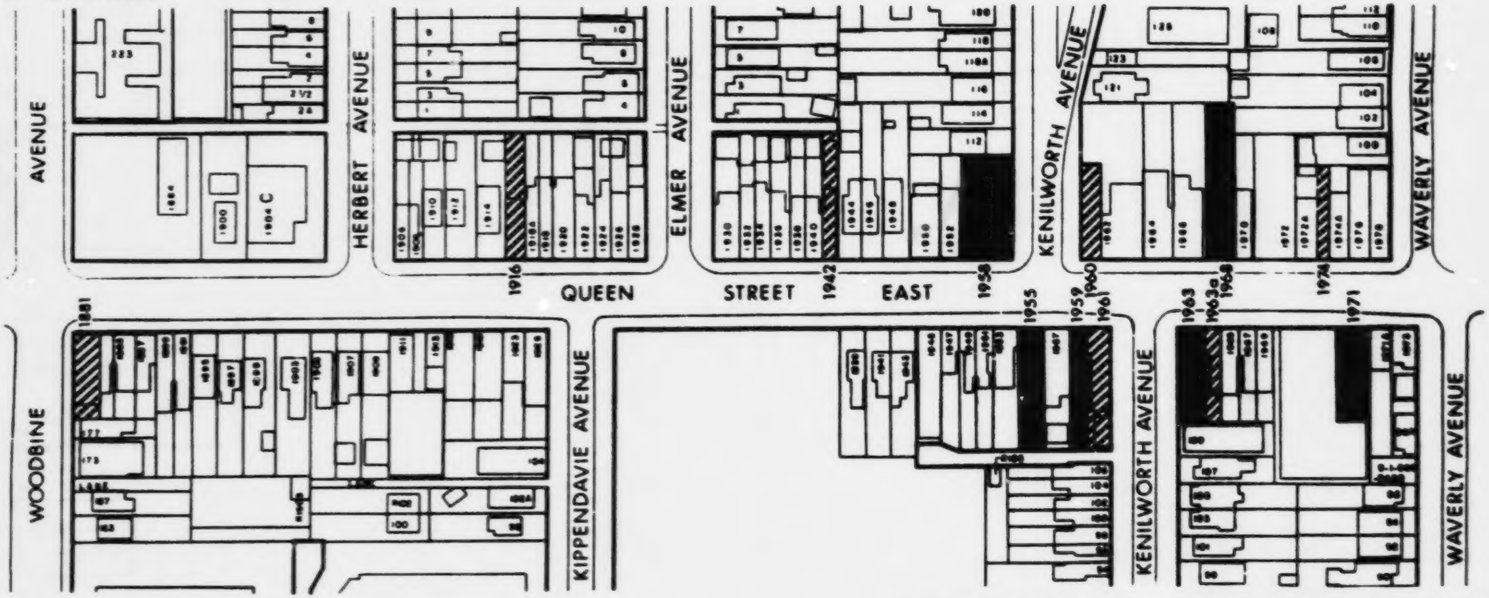
* Changed name to Avi's Restaurant

** Opened up since study conducted

*** Out of business

EATING ESTABLISHMENTS-UN-LICENCED

	NAME	ADDRESS
	1881 Queen Street E.	Pizza Pizza
	1916 Queen Street E.	Orlando's
	1942 Queen Street E.	Enricos Pizza
	1960 Queen Street E.	Licks Ice Cream
	1961 Queen Street E.	Johnathon's Hamburgers
**	1963aQueen Street E.	Pizzaville Pizza
***	1974 Queen Street E.	Edison Fish and Chips



■ LCBO LICENCED EATING ESTABLISHMENTS

▨ EATING ESTABLISHMENTS - UN-LICENCED

5.1

LOCATION OF EATING ESTABLISMENTS: WOODBINE AVENUE to WAVERLY AVENUE

queen street east licenced eating establishment study

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REF. No. 635/03290

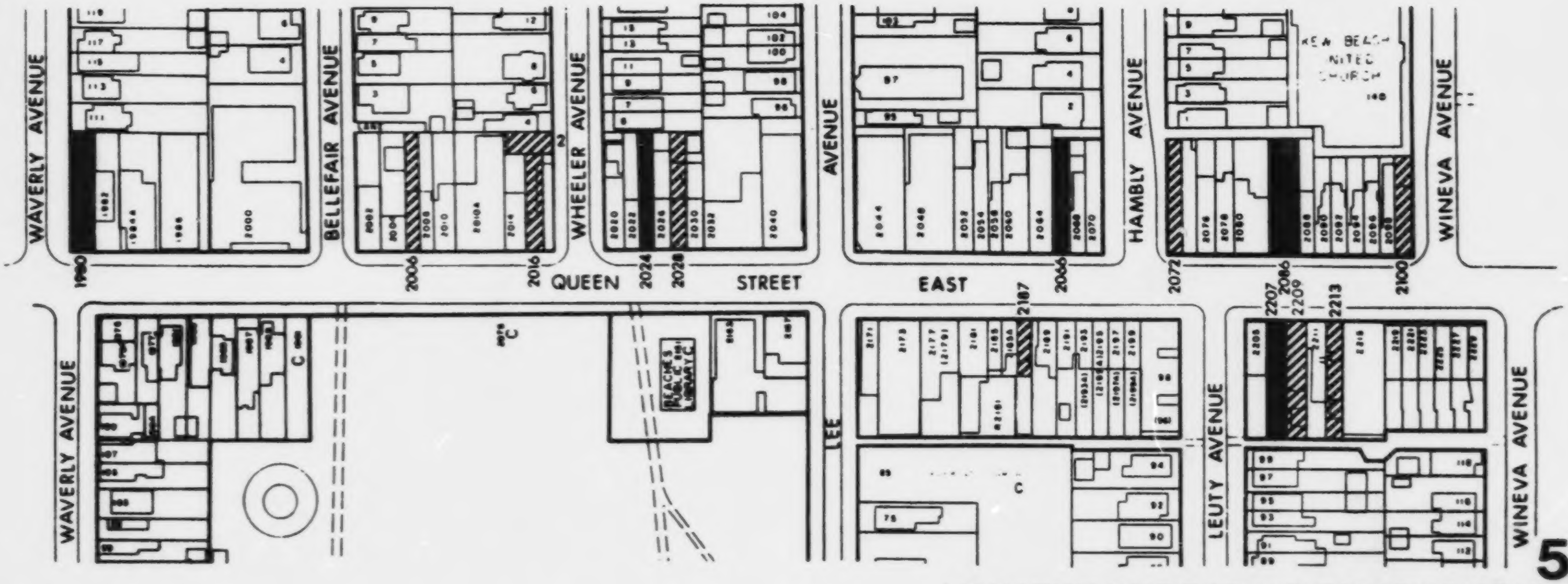
L.C.B.O. LICENCED EATING ESTABLISHMENTS

ADDRESS	NAME
1980 Queen Street E.	Beach Restaurant
2024 Queen Street E.	Mr. Karass Steaks Restaurant
2066 Queen Street E.	The Beach Tree Cafe
2086 Queen Street E.	Griffiths
2207 Queen Street E.	Scratch Daniels

*Expansion Yet To Be Completed

EATING ESTABLISHMENTS-UN-LICENCED

ADDRESS	NAME
2006 Queen Street E.	Gregory's Deli
*2016 Queen Street E.	Boardwalk Cafe
2028 Queen Street E.	Honey Bee Restaurant
2072 Queen Street E.	Q.B. Grill
2100 Queen Street E.	Happy Sailor Submarine
2187 Queen Street E.	Eat Well Gourmet
2209 Queen Street E.	Nova Fish and Chips
2213 Queen Street E.	Toney & Peters Restaurant
2 Wheeler Avenue	Boardwalk Cafe



■ LCBO LICENCED EATING ESTABLISHMENTS

▨ EATING ESTABLISHMENTS - UN-LICENCED

5.2

LOCATION OF EATING ESTABLISMENTS:
WAVERLY AVENUE to WINEVA AVENUE

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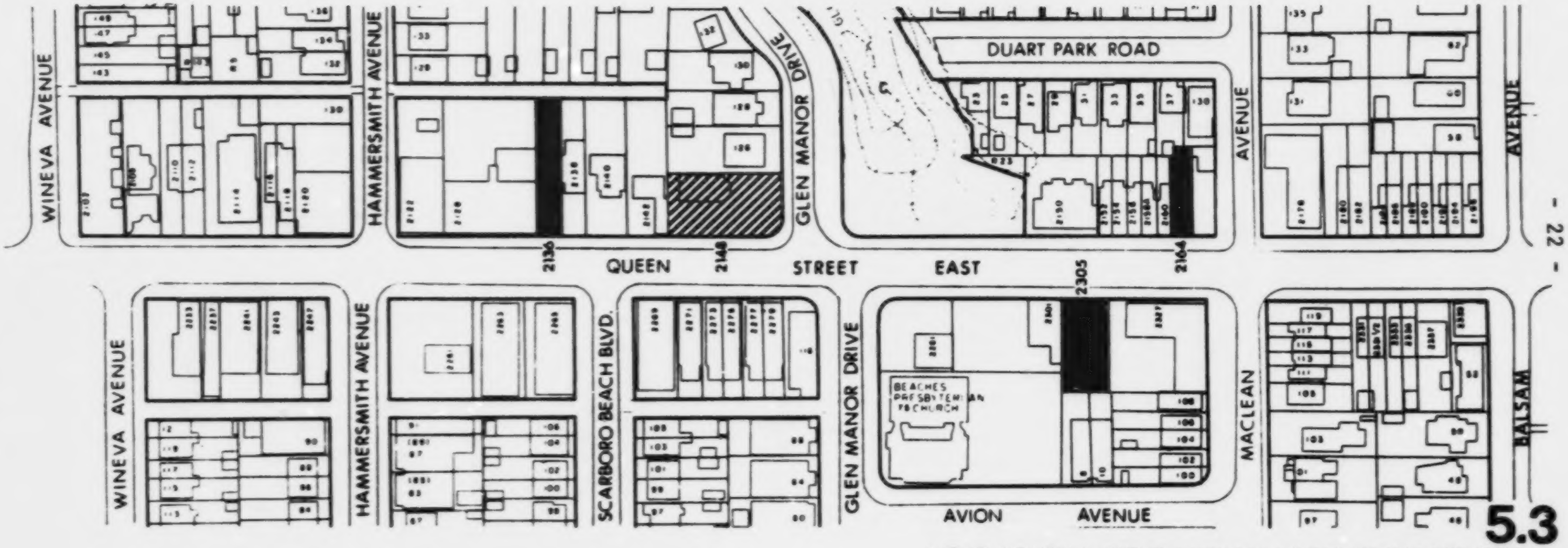
L.C.B.O. LICENCED EATING ESTABLISHMENTS

ADDRESS	NAME
2136 Queen Street E.	Balmy Arms
2164 Queen Street E.	The Beacher Restaurant
2305 Queen Street E. Unit 8	Cafe Natasha

EATING ESTABLISHMENTS-UN-LICENCED

ADDRESS	NAME
* 2148 Queen Street E.	Antico Cafe

* Presently under construction



5.3

LOCATION OF EATING ESTABLISMENTS: WINEVA AVENUE to BALSAM AVENUE

■ LCBO LICENCED EATING ESTABLISHMENTS

▨ EATING ESTABLISHMENTS - UN-LICENCED

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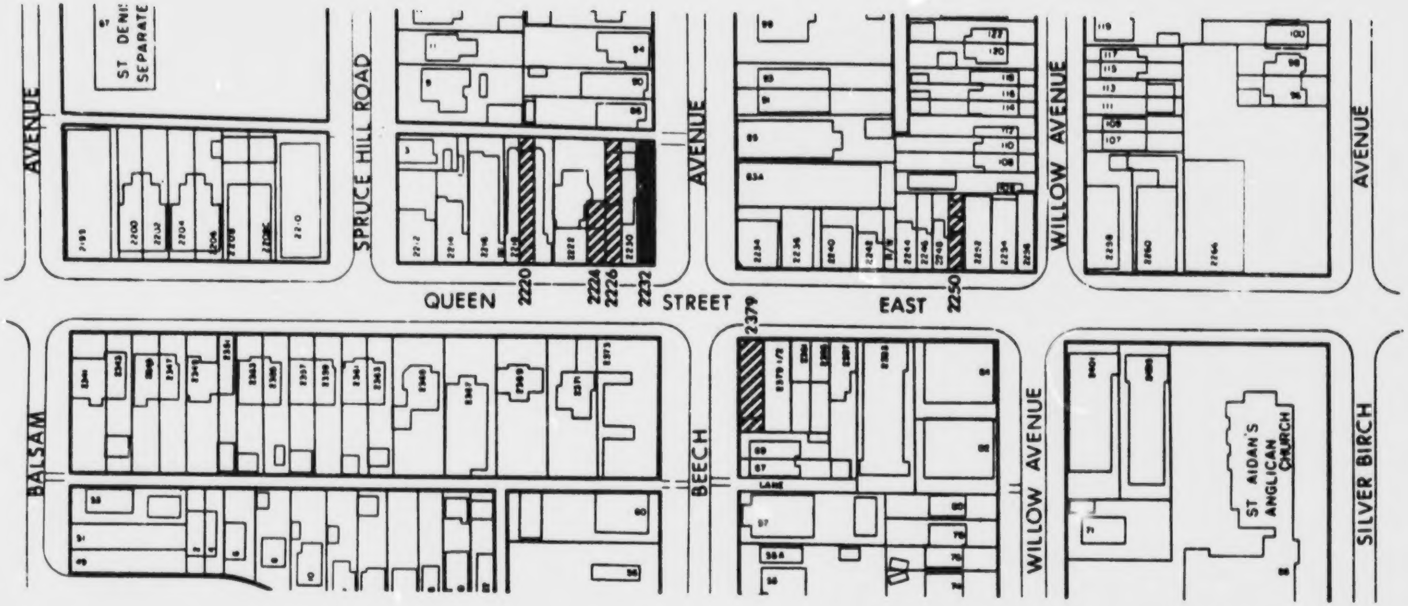
L.C.B.O. LICENCED EATING ESTABLISHMENTS

ADDRESS	NAME
2232 Queen Street E.	Chalet Steak House Restaurant

EATING ESTABLISHMENTS-UN-LICENCED

ADDRESS	NAME
2220 Queen Street E.	Slices
2224 Queen Street E.	Beaches Submarine
2226 Queen Street E.	Amigos Hosterias
2250 Queen Street E.	Willow Fish & Chips
2379 Queen Street E.	Garden Gate Restaurant



■ LCBO LICENCED EATING ESTABLISHMENTS

▨ EATING ESTABLISHMENTS - UN-LICENCED

REF. No. 635/03290

5.4

LOCATION OF EATING ESTABLISMENTS:
BALSAM AVENUE to SILVER BIRCH AVENUE

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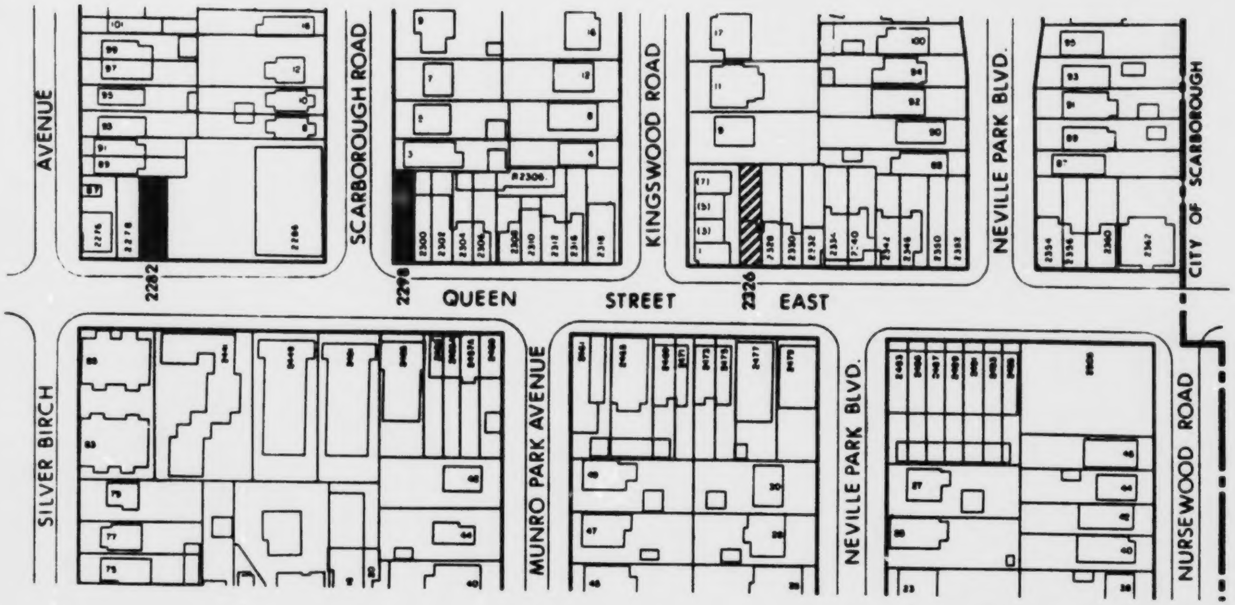
L.C.B.O. LICENCED EATING ESTABLISHMENTS

ADDRESS	NAME
2282 Queen Street E.	Babbages Restaurant
2298 Queen Street E.	Fitzgeralds Restaurant

EATING ESTABLISHMENTS-UN-LICENCED

ADDRESS	NAME
2326 Queen Street E.	Mikhaels Steak & Burger



■ LCBO LICENCED EATING ESTABLISHMENTS

▨ EATING ESTABLISHMENTS - UN-LICENCED

REF. No. 635/03290

5.5

LOCATION OF EATING ESTABLISMENTS: SILVER BIRCH AVENUE to CITY LIMITS

queen street east licenced eating establishment study

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to govern land use under the Planning Act of Ontario and the other powers delegated to City Council.

5.1 Planning Controls

The Planning Act grants Council the authority to exercise its control through the Official Plan and the implementing By-laws including Zoning By-laws and Site Plan Control.

5.1.1 The Official Plan

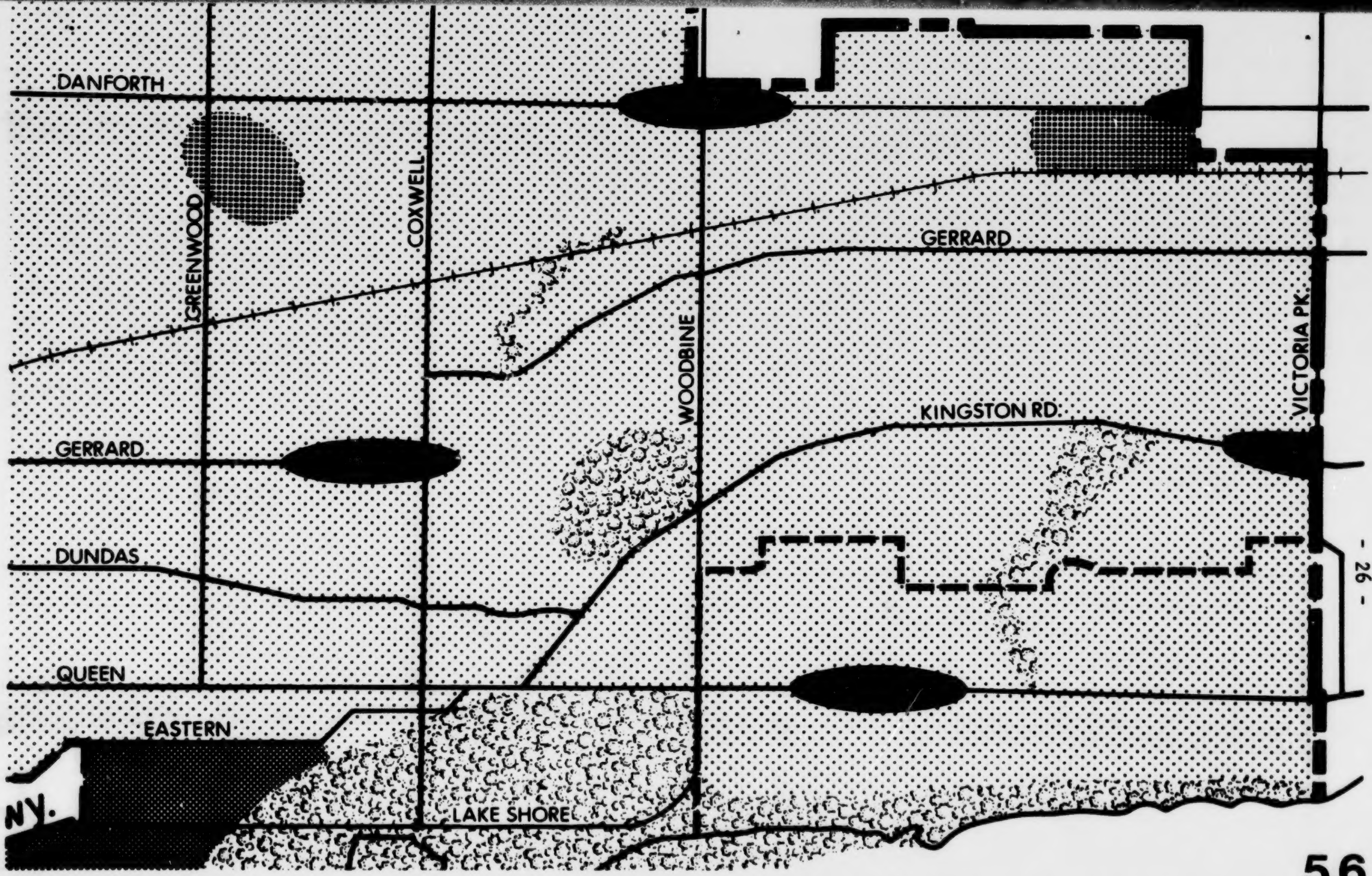
The predominant land use designation for the study area, including Queen Street, is as a Low Density Residence Area (see Map 5.6). The major portion of the street frontage is also designated as an area of Permissible Commercial Use (see Map 5.7). This combination allows commercial uses, including eating establishments, without any additional limitations.

The commercial character of the street varies from one portion to another. It is, therefore, suggested that a more appropriate land use designation be introduced to reflect the existing character of the street. A change to a Mixed Commercial-Residential Area designation may be appropriate at locations of more intensive retail use, while allowing residential uses as well. Conversely, a Residential designation would be adequate for the portion where housing is the predominant use. It is therefore, proposed that Map 1 of the Official Plan Part I. be amended as shown on Map 5.8. Consequently, Map 3 of the Official Plan should be further amended by deleting the Permissible Commercial Use designation along Queen Street East between Woodbine Avenue and the easterly City limit. The delineation of these land use designations will have a direct effect on limiting commercial uses including the number of eating establishments in the area. However, these changes on their own cannot be effective in controlling the intensity of use within the proposed designation unless coupled with the corresponding zoning classification.

5.1.2 The Zoning By-law

At present the entire frontage of Queen Street East is zoned for commercial uses (see Map 5.9). To give effect to the abovementioned Official Plan changes two new zoning classes are proposed as shown on Map 5.10. The CR L1 U150 = 2 would allow mixed-use buildings in a fashion similar to those recently developed in the area.

Also, the R4 Z3 would allow residential buildings similar in character and form to those currently existing in the area. The effect of the intensity and the agglomeration of eating establishments in the study area is determined by the activities performed therein as well as to the size and frequencey of these uses in the area. In such cases the Zoning By-law is the



░ LOW DENSITY RESIDENCE AREAS

▓ HIGH DENSITY RESIDENCE AREAS

● DISTRICT COMMERCE CENTRES

■ AREAS OF INDUSTRY

▨ OPEN SPACE

▬ ▬ STUDY AREA BOUNDARY

REF. No. 635/03290

5.6

EXCERPT FROM OFFICIAL PLAN PART I
MAP 1-GENERALIZED CITY PLAN: LAND USE

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↑

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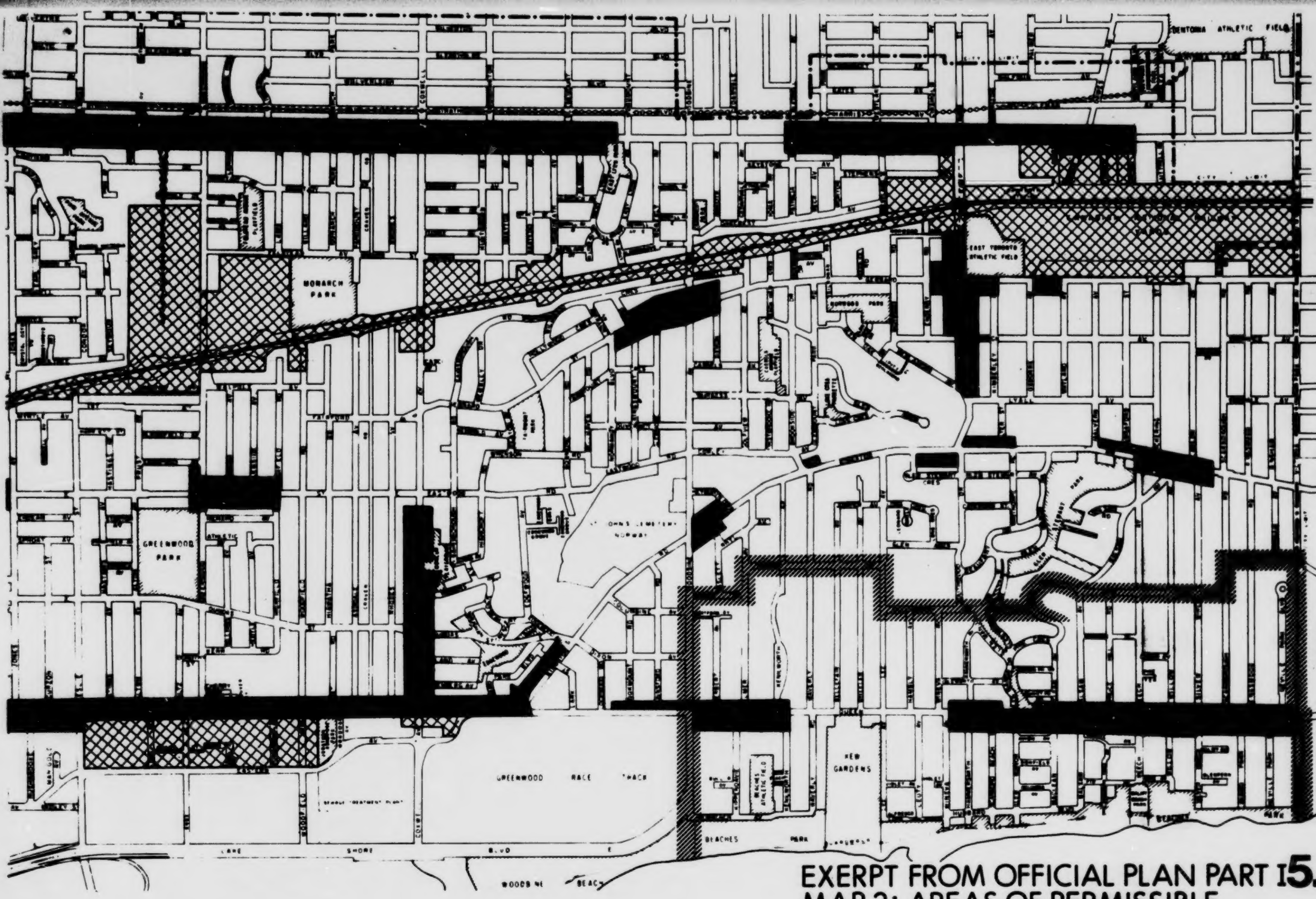

EXERPT FROM OFFICIAL PLAN PART I 5.7
MAP 3: AREAS OF PERMISSIBLE COMMERCIAL AND INDUSTRIAL USE

■ COMMERCIAL

▨ INDUSTRIAL

▨ STUDY AREA BOUNDARY

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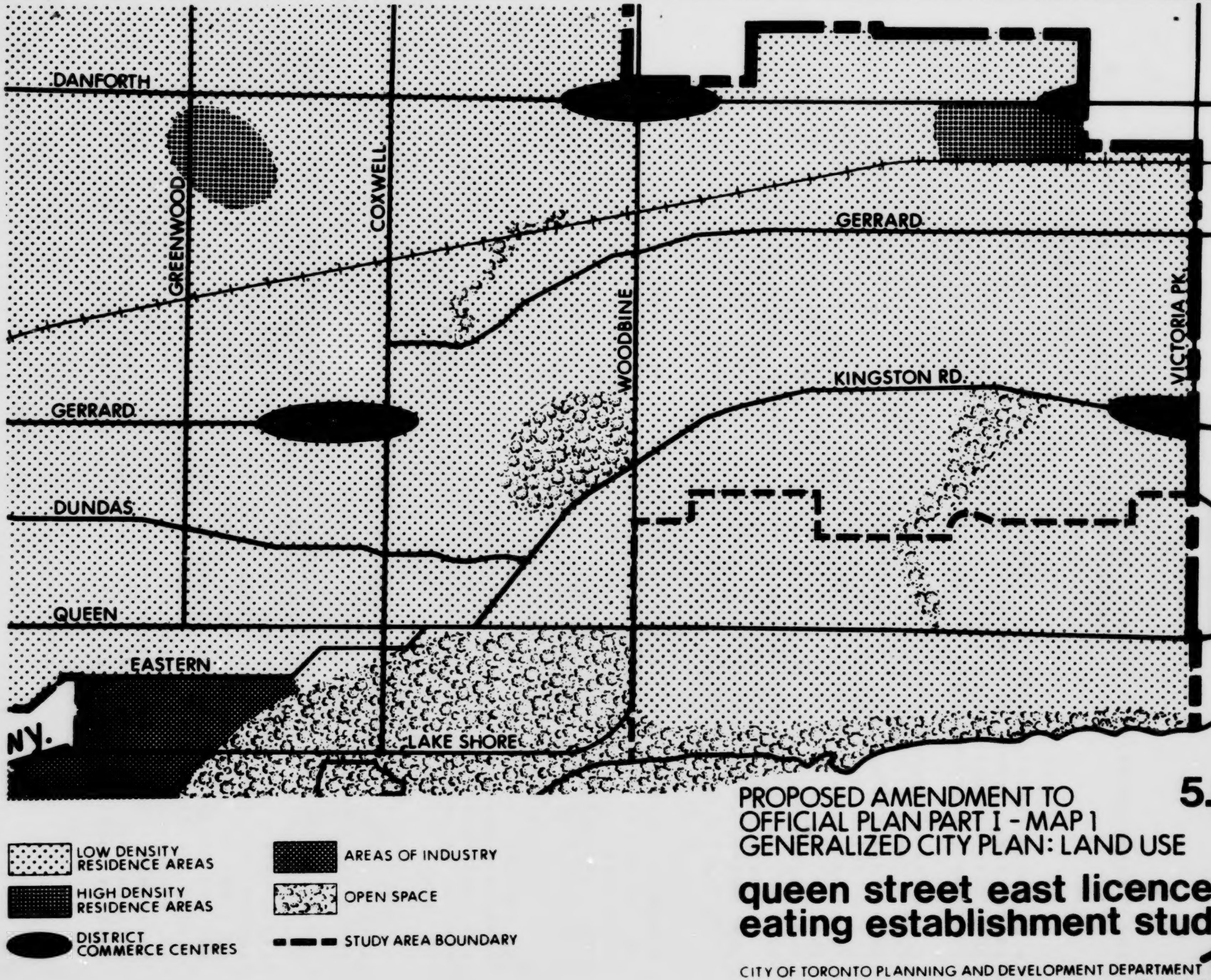

5.8

PROPOSED AMENDMENT TO
OFFICIAL PLAN PART I - MAP 1
GENERALIZED CITY PLAN: LAND USE

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appropriate tool to regulate eating establishments and subsequently, control the externalities.

(i) Zoning Definition

Although not discussed through the neighbourhood survey as a question, Beach district residents have indicated that there is a concern about take-out eating establishments obtaining liquor licences. The likelihood of this occuring is unknown.

In its present state the City of Toronto Zoning By-law has a very liberal definition for "eating establishment" (see Appendix "F"). This definition is not reflective of the different types of eating establishments that exist along Queen Street East. Because of the liberal interpretation of this definition this section of the Zoning By-law could lead to difficulties and possible abuse. By way of comparison four of the other municipalities contacted specifically identify different types of eating establishments in their respective Zoning By-laws. These include definitions for "restaurant, licenced", "standard restaurant", "convenience restaurant", and "take-out restaurant".

To reduce the possibility of certain eating establishments obtaining liquor licences, it may be appropriate to refine the present definition for eating establishment. Suggestions include a definition for "restaurant" such as, "an establishment where meals are prepared and sold on the premises and where such meals are served to patrons, while they are seated, by an employee of the establishment". In addition, it is suggested that this definition include a clause "may be licenced under the L.L.B.O." Another component of this exercise is the development of a new definition for "take-out only eating establishments" to be worded as follows "an establishment engaged in the preparation and/or sale of food and/or refreshments from within a building or structure to the public for consumption away from the premises". Such a definition would imply that "take-out only eating establishments" do not qualify to apply for a liquor licence.

Such revisions to the definition of "eating establishment" will not in all likelihood lead to a lot of criticism. Although discriminatory in a sense, this mechanism would provide guidelines for the City to control which eating establishments could obtain liquor licences. It must be noted, however, that the proposed definitions will not be limited to the Beach district only. Their application will have City-wide implications. Therefore, it is necessary to have input from civic departments and other interested agencies regarding this proposal. The proposed definitions would also be used as the criteria for applying other related appropriate tool to regulate eating establishments and subsequently, control the externalities.

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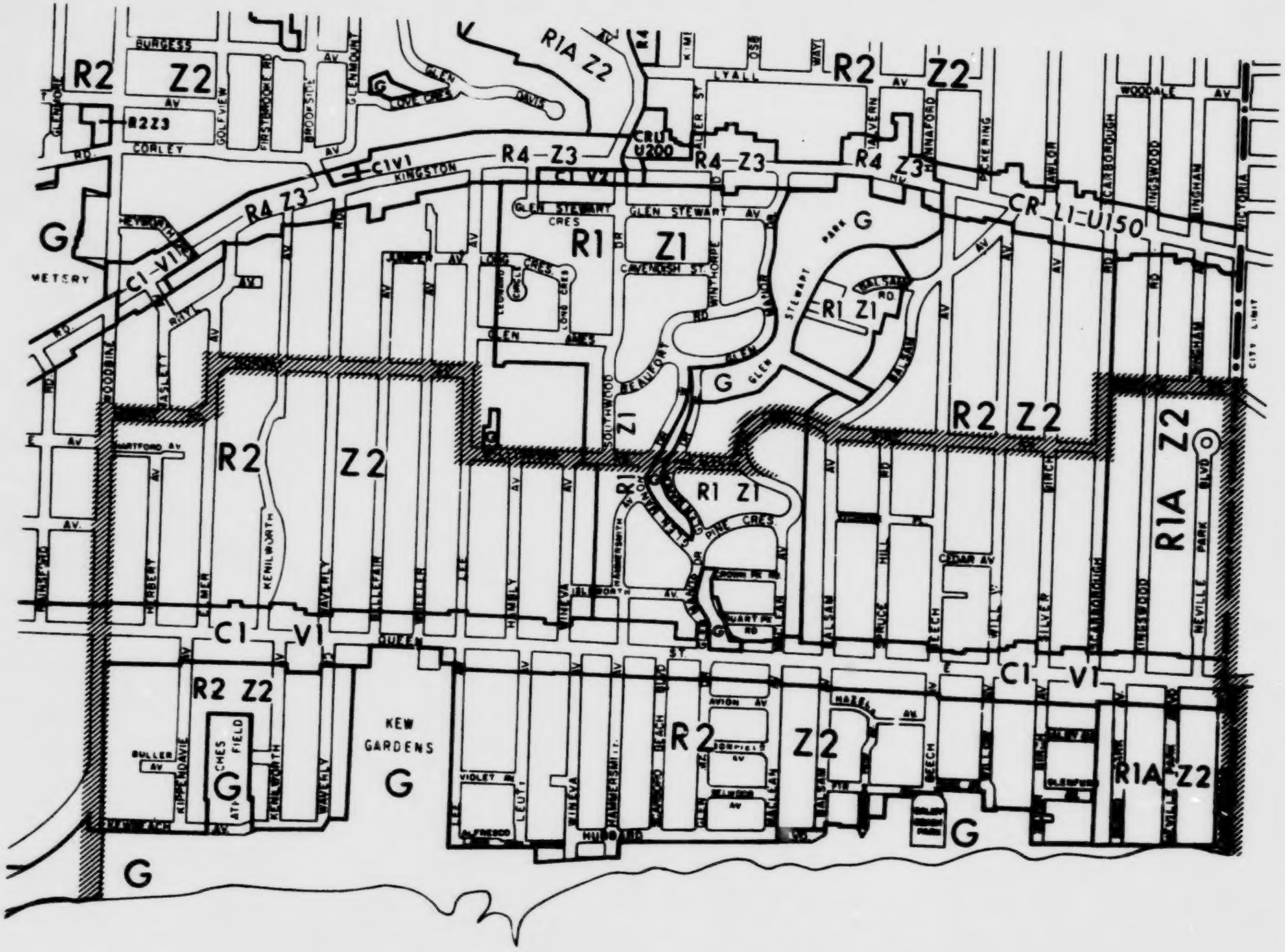

▨ STUDY AREA BOUNDARY

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EXISTING ZONING

5.9

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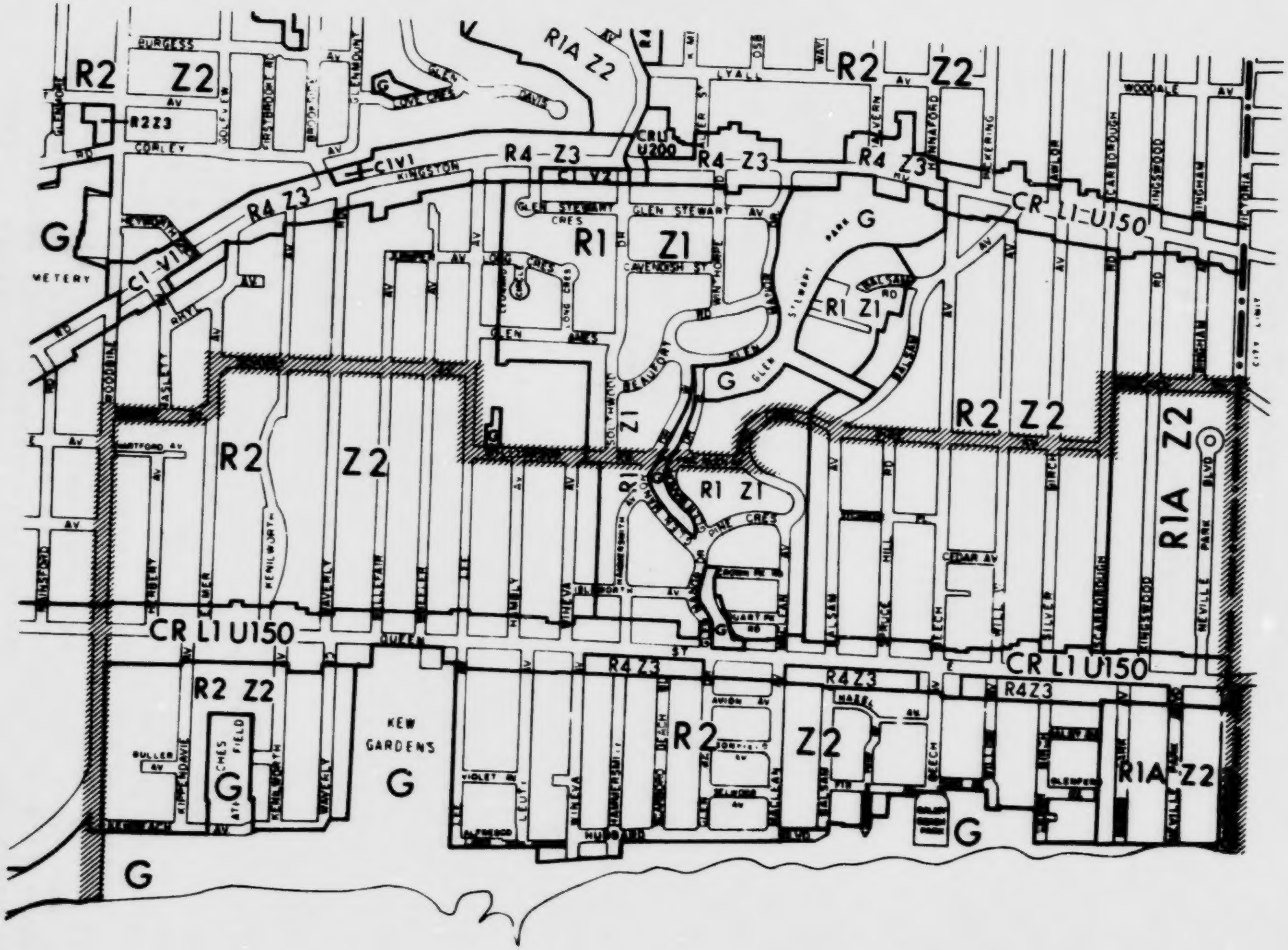

▨ STUDY AREA BOUNDARY

PROPOSED ZONING

5.10

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zoning standards as will be explained later. However, these zoning standards could vary from one neighbourhood to another.

(ii) Zoning Standards

Some of the adjacent municipalities apply certain zoning standards to different types of eating establishments. These pertain to seating capacity, parking, setback requirements fences ...etc.

(ii)(a) Size of Establishments

Along Queen Street East the objective is to minimuze the impact of eating establishments on the surrounding residential areas of the neighbourhood. One aspect of minimizing the impact is to contain the size of each establishment within certain limits. By imposing a maximum limit on restaurant use we anticipate that a reduction will occur in the level of noise, garbage and parking generated by such use.

A source of support for this method of control comes from eating establishment proprietors. At present the larger licenced eating establishments serve a local market. However there has been some interest by potential investors to begin operating similar, large establishments. If this occured, existing and future extablishments may need to broaden their catchment areas, therefore bringing more cars and people in an already congested area. By limiting the size of establishment, it is hoped that local rather than regional establishments will be encouraged. An earlier report designating Queen Street East as a Site Plan Control area recognized the intimate character of this shopping street. Generally, the average lot size in this retail strip is fairly small and is approximately 185 square metres. To maintain the character of the street it is suggested that the floor area of restaurants be limited to an equivalent size.

(ii)(b) Parking Standards

The parking problems in the Beach district are the result of a number of different factors, and land uses. If parking standards were imposed on any one form of land use, i.e. eating establishments, then the availability of land for parking purposes would need to be easily attainable. Due to the structure of development along Queen Street East, that being zero front lot line setback and zero side lot line setback land for parking purposes does not now exist. In light of the above we have concluded that it would be unjust to impose parking standards on any land use along Queen Street East, particularly if it were restricted only to licenced eating establishments. Furthermore, the parking situation in the Beach district is at a point where imposing parking standards on any new business will not solve the overall problem.

Given the arguments above and its City-wide implication, it is not suggested that parking standards be considered as a controlling mechanism for licenced eating establishments.

(ii)(c) Distance Between Restaurants

The concentration of a particular land use in a limited geographic area may contribute to adverse effects on abutting land uses. When this concentration of land use is in the form of eating establishments the potential for adverse effects is likely to increase. The results from the neighbourhood survey would indicate that this assumption is, in fact, prevalent along Queen Street East.

By allowing this concentration of eating establishment to continue and possibly to become even more pronounced the problems already imposed on neighbouring residents may escalate. A solution would be to consider some form of minimum distance requirement for eating establishments similar to that which has been established for group homes accross the City. Given that the length of most City blocks in the area is approximately to metres, it is suggested that a distance 50 metres be considered.

The implementation of this controlling mechanism would be beneficial in a number of ways. Firstly, it would disperse the concentration of eating establishments over a larger area, therefore reducing the repetition of another Queen/Kenilworth Avenue situation (see Map 5.1). Secondly, it would be quite unlikely for any further concentration of eating establishments to occur in the Queen/Kenilworth area. While thirdly, the requirement would not completely prohibit the use of land for the purpose of eating establishments, provided the regulation was met.

5.2 Other Controls

As noted earlier, Council may use its regulatory powers within the limits of delegated authoiry. Among those powers are the local by-laws and licencing procedures which directly or indirectly relate to the operation of eating establishments.

5.2.1 Noise By-law

The City presently has a noise by-law which is enforceable by two seperate bodies. For that noise which is mechanical in nature, i.e. air conditioning, heat pumps etc., the Commissioner of Public Works has the authority to request alterations to the noise source, thereby, lessening its impact on abutting land uses. The second form of noise, i.e. people noise, is enforced by the Metro Toronto Police. In the case of noise along Queen Street East, it is apparent that it is in the form of people noise. If this problem is to be controlled two conditions are proposed. Firstly, the frequency of police protection along Queen Street East should be increased. While secondly, the noise by-law should be more stringently enforced by the police.

5.2.2 Permits for Boulevard and Patio Cafe Operations

The existance of Boulevard and Patio Cafes along Queen Street East have become both an asset and a liability (see Map 5.11). On one hand they add to the ambience of the Street character while on the other they tend to be a prime source of noise.

Through Section 22 of the City of Toronto Street By-law the City has the authority to grant licences which allow the operation of boulevard cafes on City property. The quidelines which must be adhered to in order to obtain such a licence, although adequate in most instances, could be reviewed with respect to lessening the impact of noise on abutting land uses. The introduction of noise abatement measures may include fences, hedges or any other means of control. Moreover, a monitoring process should be established to ensure contining acceptable standards of operation. The definitions proposed earlier imply that take-out only restaurants would not qualify to operate a boulevard café.

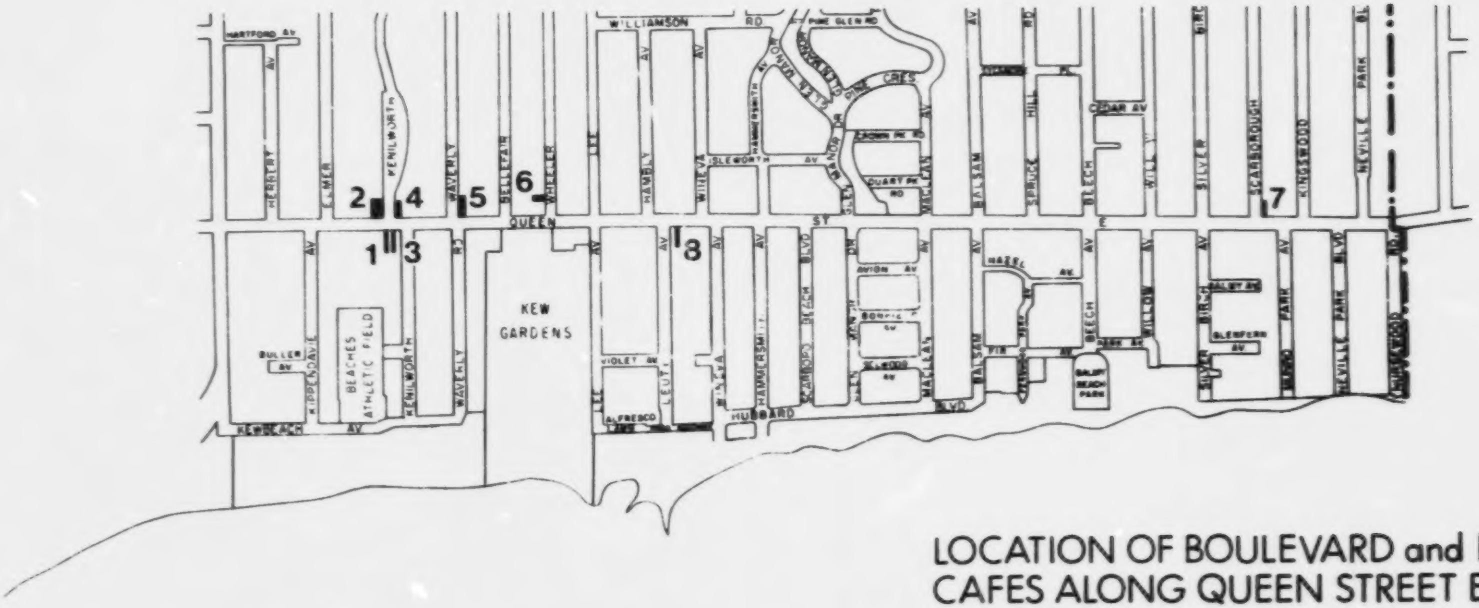
Patio cafes, and in certain instances boulevard cafes, are often operated within the boundaries of the eating establishment. Authority to grant these operations are under the jurisdiction of the Metro licencing Commission and any changes in these quidelines would have to be implemented by this agency. Given that Queen Street East is presently under Site Plan Control, the City should consider amendment to Site Plan Control guidelines which allows input into the future design of boulevard and patio cafes on privately owned property. A development review process would also consider minimizing adverse environmental effects on adjacent residences by introducing new standards for setback, buffers, noise level ...etc.

5.2.3 Commercial Garbage Collection

The amount of garbage generated by each eating establishment varies. Based on this criteria the commercial collection of garbage by the Department of Public Works may vary from 2 nights per week to 6 nights per week.

Complaints about the frequency of commercial garbage collection have been voiced by both Beach district residents and eating establishment operators. Given this, it may be required that the Commissioner of Public Works review the criteria by which his department collects commercial garbage along Queen Street East and

	ADDRESS	NAME	TYPE OF RESTAURANT	
1	1955 Queen Street E.	Johnny K Restaurant	Patio	(Licenced)
2	1958 Queen Street E.	Summer's Restaurant	Boulevard & Patio	(Licenced)
3	1959 Queen Street E.	The Palm Restaurant	Patio	(Licenced)
4	1960 Queen Street E.	Lick's Ice Cream	Patio	(Unlicenced)
5	1980 Queen Street E.	Beach Restaurant	Boulevard	(Licenced)
6	2 Wheeler Avenue	Boardwalk Cafe	Boulevard	(Unlicenced)
7	2207 Queen Street E.	Scratch Daniels	Patio	(Licenced)
8	2298 Queen Street E.	Fitzgeralds Restaurant	Patio	(Licenced)



5.11

LOCATION OF BOULEVARD and PATIO
CAFES ALONG QUEEN STREET EAST

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possibly increase the frequency of pick up for all eating establishments.

5.2.4 Waste Receptacles

Waste receptacles are placed along Queen Street East by the Department of Public Works. Waste receptacles are placed subjectively in areas where they are deemed necessary. The Commissioner of Public Works does have a budget which allows for the purchase of new waste receptacles, however, these new purchases are usually made to replace old or broken waste receptacles. In most instances these waste receptacles are emptied daily.

In City parks waste receptacles are maintained by the Department of Parks and Recreation. The Commissioner of Parks and Recreation has a policy similar to that above with regards to the purchase of new waste receptacles. Waste receptacles in City parks are emptied frequently when they are situated in an area where large amounts of garbage are generated.

A standard which requires eating establishments to provide their own waste receptacles might be considered as an alternative to having the City provide more waste receptacles along Queen Street East.

6. PROPOSALS

Based on the preceding analysis of alternative control mechanisms for both licenced and unlicenced eating establishments along Queen Street East, the following actions are proposed.

6.1 In order to regulate the distribution of liquor licences to eating establishments it is proposed that the present definition for "eating establishment" in the Zoning By-law be reviewed and revised so as to reflect the definitions embodied in this study.

6.2 In an attempt to encourage restaurants which serve a local rather than a regional market it is proposed that a maximum gross floor area of 185 square metres be considered as a standard for restaurants along Queen Street East.

6.3 Should other proposals do not achieve adequate control over the agglomeration of restaurants in the study area, it is proposed that Council then consider the introduction of a minimum distance standard of 50 metres for the two new uses while exempting the existing eating establishments.

6.4 In order to maintain the diversity of land use along Queen Street East, it is proposed that the Official Plan Part 1 be amended as follows:

a) by deleting the existing Area of Permissible Commercial Use designation; and

b) by introducing the proposed Mixed Commercial-Residential Area designation as shown on Map 5.8 of this report.

6.5 In order to give effect to the abovementioned Official Plan proposed amendments it is proposed that the Zoning By-law be amended by replacing the existing C1V1 classification by the proposed CRL1U150 and R4 3, as shown on Map 5.10 of this report.

6.6 In order to reduce the impact of boulevard cafes, it is proposed that a review of the guidelines permitting this use on City property be undertaken as suggested in the body of this study.

6.7 In order to minimize the impact of those boulevard and patio cafes operated on private property it is proposed that the guidelines for Site Plan Control be reviewed to allow greater City intervention into the design of these operations.

6.8 In order to control the noise from patrons leaving restaurants it is proposed that City Council request that the Metropolitan Police Department take the necessary measures to provide greater protection along Queen Street East and greater enforcement of the noise by-law

6.9 In order to limit further aggrevation by both operators and residents with regards to garbage collection it is proposed that the Department of Public Works review the criteria for commercial garbage collection along Queen Street East, particularly as it relates to restaurants, so as to eleminate undesirable accumulation.

6.10 In order to limit the amount of litter which may be dropped on public or private properties it is proposed that the Board of the Business Improvement Area and the Beaches Business Association be requested, in consultation with the appropriate City departments, to acquire new waste receptacles to be placed at areas of high garbage generation.

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queen street east licenced eating establishment study

appendices

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, Commissioner FEBRUARY 1985

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APPENDIX "A"

NEIGHBOURHOOD SURVEY RESULTS

The survey of neighbourhood residents was conducted between July 9, 1984 and July 20, 1984. During this time period, 4,100 residents from the area outlined on Map 1 were asked to complete, and return, the questionnaire mailed to them.

Of the 4,100 questionnairies mailed, 1,126 were returned as usable responses, while 613 were returned because the prospective recipient no longer lived at that address. In subtracting the no longer at that address returns, the survey had a 32% response rate.

As part of the survey the study area was subdivided into 3 impact zones. These zones, as shown on Map 2, are referred to quite frequently in the following analysis. Similarly, where results from the neighbourhood survey are compared to the 1981 Census, the census tracts referred to are those shown on Map 3.

1. Demographics

A series of questions were asked of potential respondents to gain some understanding of the demographic make-up of the sample. The majority of those responding 57.3% stated that the tenure of their building was owned (Figure A1.1). Those in the other category were most commonly children who still lived at home with parents, people living in co-ops or children living in homes owned by parents but whose parents do not reside there. By way of comparison the 1981 Census indicates that 55% of buildings in the area are owner occupied.

Question 26 dealt with the length of time the respondent had been a resident of their present address. The results showed that the majority (64%) had been at their present address less than 10 years. (Figure A1.2)

Question 27 (Figure A1.3) dealt with the length of time the respondent had lived in the study area. These results are quite different from those to Question 26. In this instance, only 45% of respondents had lived in the area less than 10 years while the remaining 54% had lived in the area 11 years or more. The most interesting finding here is that the majority of respondents 29% have resided in the area for a period of 21 years or more.

The results from these two questions indicate that although there are a number of new residents moving into the area the majority are long term residents. In addition, it could be concluded that a number of these long term residents have recently moved to a different dwelling. However, they made this move to another dwelling within the study area.

As indicated in the survey methodology, the questionnaires were mailed to a fairly large segment of the population and it was hoped that response would be received from a variety of different age groups. The age structure of respondents (Figure A1.4) shows that the majority of those who responded were between the ages of 30 and 39. Those respondents who are between 30 and 50 years of age (56%) is much greater than the actual number of residents (34%) who are in that age category as indicated in the 1981 census.

The marital status of respondents presented in Figure A1.5 is consistent with the 1981 census.

A higher proportion of females than males responded to the questionnaire (Figure A1.6).

Figure A1.1
Tenure Of Building

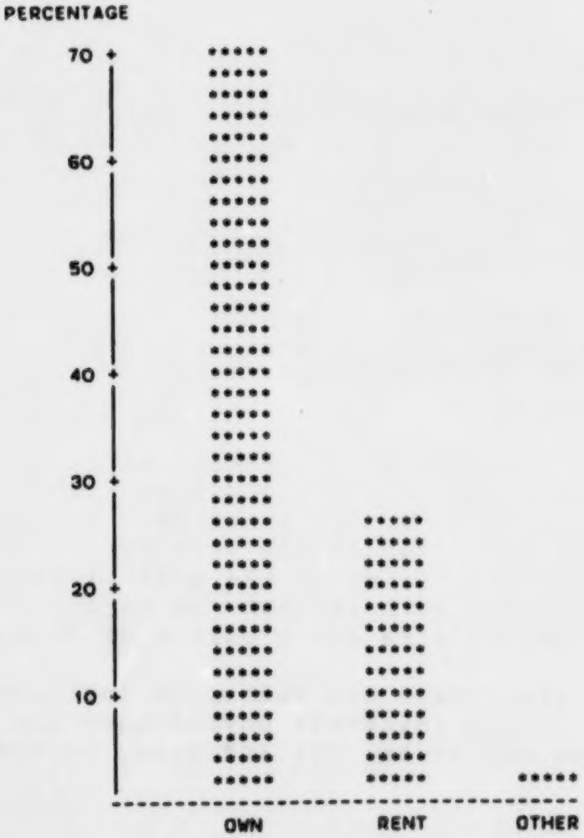


Figure A1.2
Length Of Residency At Present Address

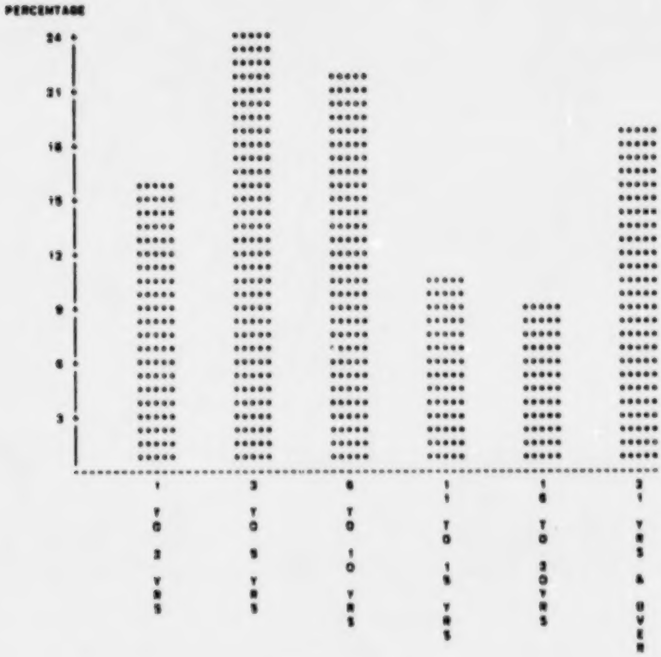


Figure A1.3
Length Of Residency In The Study Area

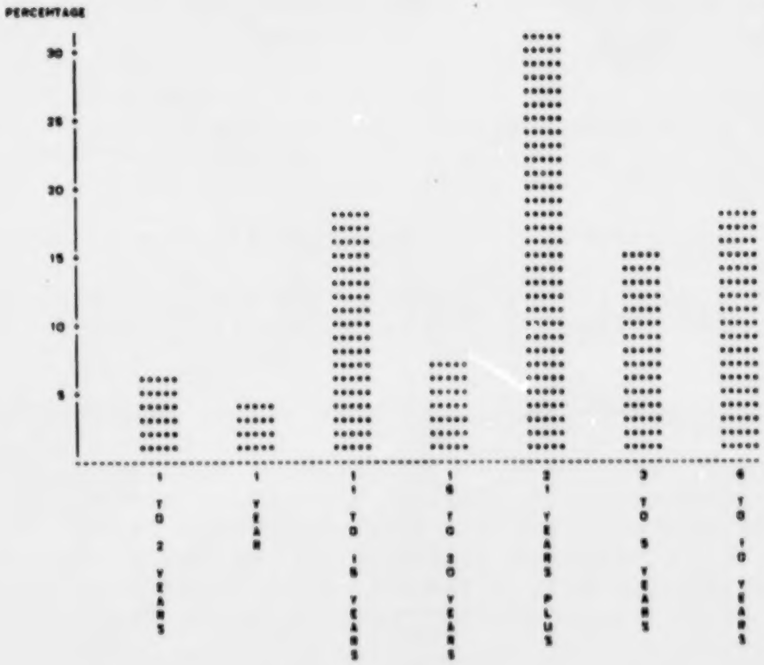


Figure A1.4
Age Of Respondents

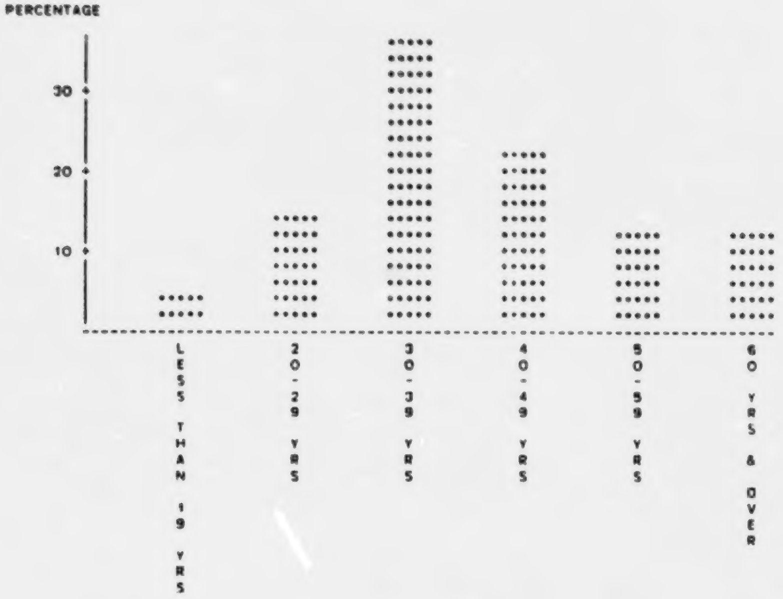
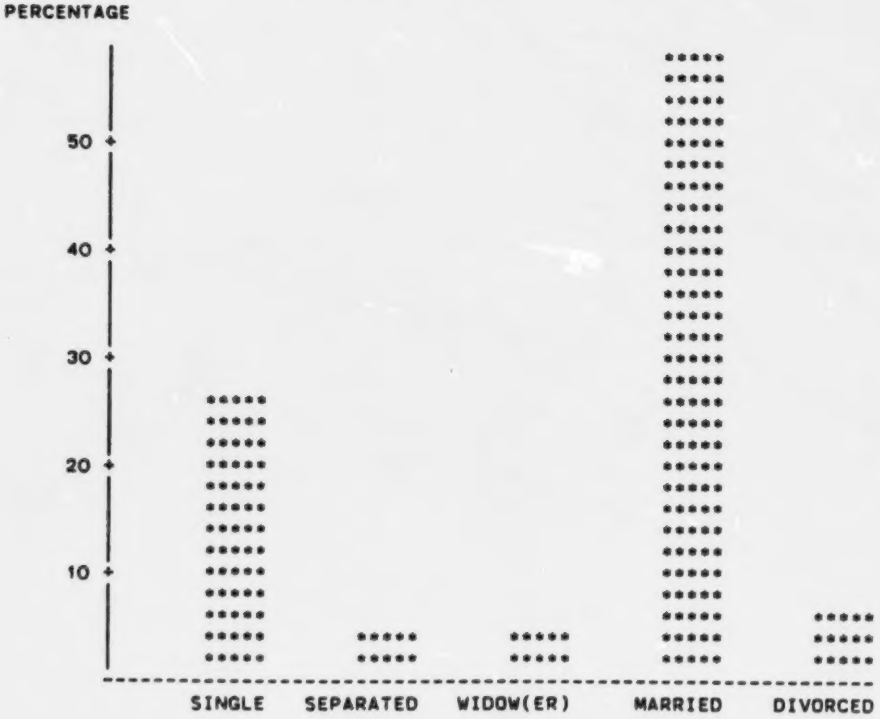


Figure A1.5
Marital Status Of Respondents



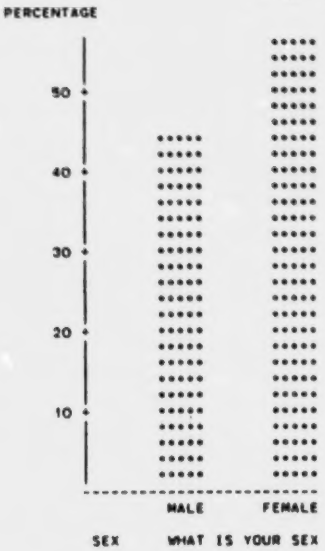


Figure A1.6
Sex Of Respondents

2. Perceptions Of Neighbourhood And Queen Street East Retail Strip.

Four questions were concerned with respondents perceptions of their neighbourhood and the Queen Street East Retail Strip.

Question 1 was concerned with the motivating factors in choosing the Beach district as an area to live. Figure A2.1 indicates that proximity to the lake (54.9%); Quiet/safe/friendly neighbourhood (30.8%); the community atmosphere of the area (25.3%); and the proximity to the downtown (24.0%) are the four most common motivating factors. In all, 17 response categories were recorded and in viewing them it may be seen that many are interrelated in some way. For example, proximity to the lake, the parks/recreation facilities and the aesthetics of the area are all interrelated. The proximity to downtown, a good transportation network, convenience to everything and proximity to work may also be seen as interrelated. From this, the following attributes of the Beach district may be summed up as being most desirable:

a) its convenience to everything, downtown/work/shopping;

b) its well defined community atmosphere making it a pleasent area to live in and presumably enjoy a comfortable family life; and

c) the physical ambience of the area parks/lake/ravines/homes.

To determine how often the respondents use the Queen Street East retail strip for their shopping and entertainment needs respondents were asked how often they visited Queen Street East. The results from this question are found in Figures A2.2 through A2.7. In subtracting the "never" response from each category it can be seen that for the month of June approximately 97% of the respondents used Queen Street East for personal services shopping, 86% for restaurant dining, 85% for major grocery shopping, 85% for fast food and take out food, 79% for clothing shopping and 66% for having a social drink with friends at least once in June. This would indicate that the services offered along Queen Street East are regularly used by area residents.

The transformation of the Queen Street East retail strip has not gone un-noticed by area residents. This is supported by those respondents (85%) who stated they have noticed this change. The changes most often identified (Figure A2.8) include more restaurants (34.0%), more licenced restaurants/pubs (27.5%), more boutiques/trendy shops (27.1%), more specialty shops (27.1%), more variety in shopping (20.8%) and more clothing stores (15.7%). Of importance is that 15.2% stated that there is an improved quality in the merchandize, 14.8% stated that the stores had an improved appearance and the 20.8% who stated that there was more shopping variety. Given that only 8.5% were concerned that shopping was of a poorer quality, it can be concluded that the changes which have occurred are seen as positive changes.

As a gauge to determine the amount of parking which is demanded by the respondents when shopping along Queen Street East, they were asked what is the most common mode of transit used when going there. From this, walking (82.2%) was the most common response (Figure A2.9). Due to the high proportion of respondents who walk, it may be concluded that neighbourhood residents do not add to the parking problem on Queen Street East.

Figure A2.1
Motivating Factors In Moving To Study Area

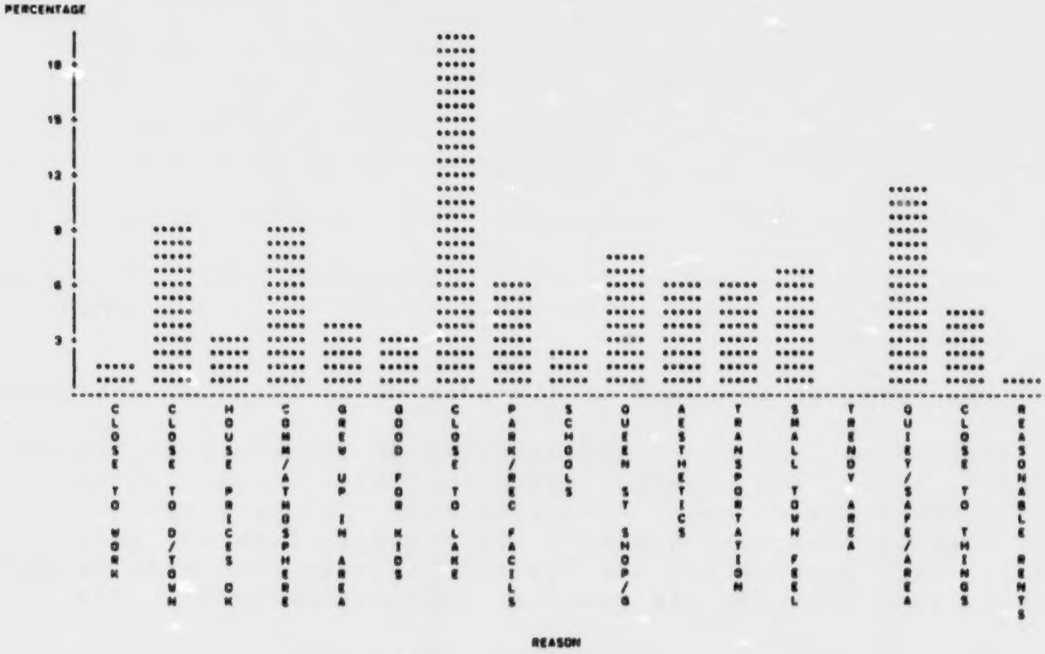


Figure A2.2
Personal Service Shopping

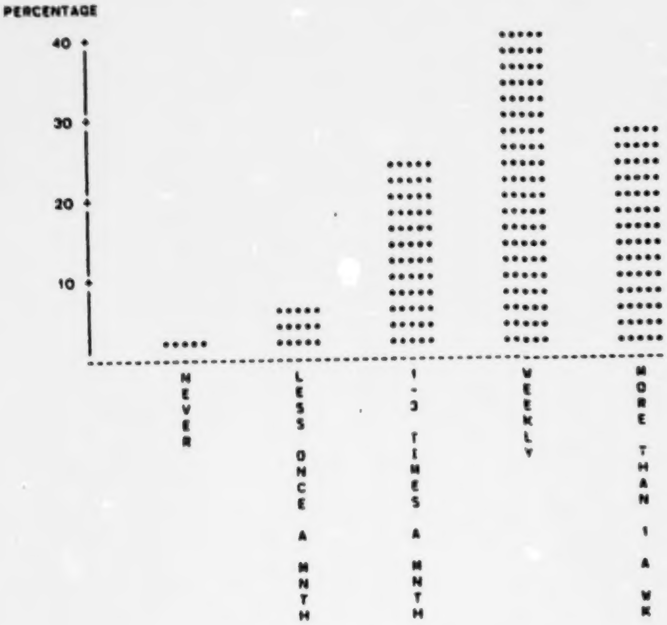


Figure A2.3
Restaurant Dining

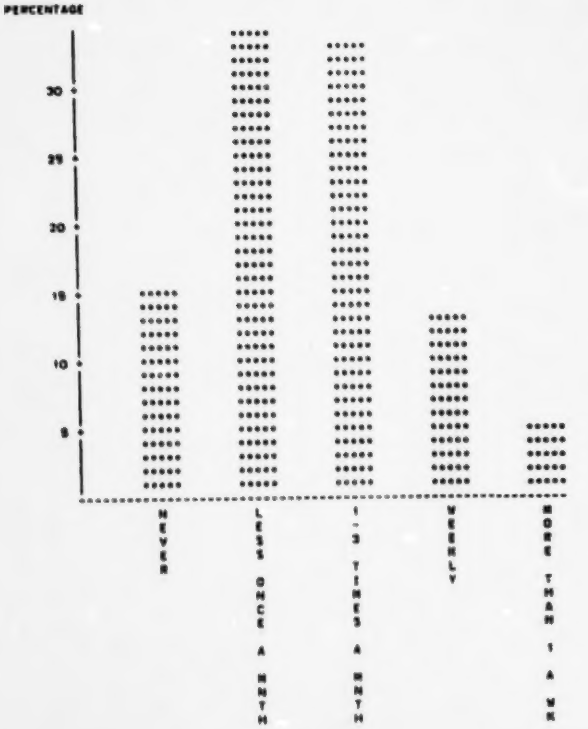


Figure A2.4
Major Grocery Shopping

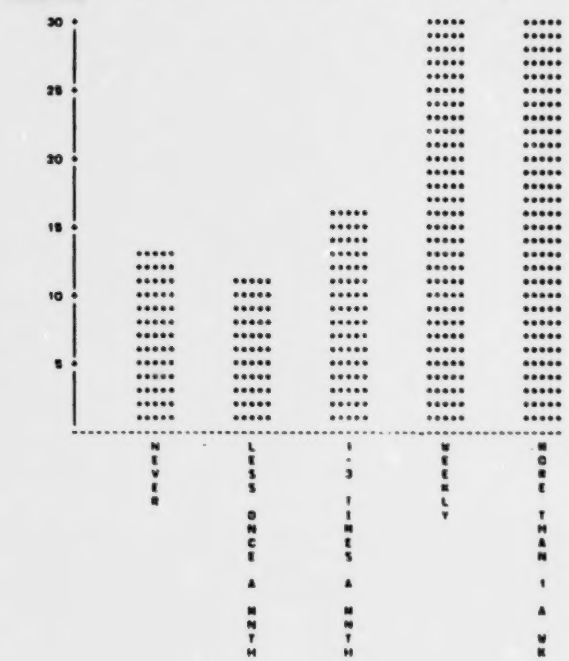


Figure A2.5
Fast Food Or Take-Out Food

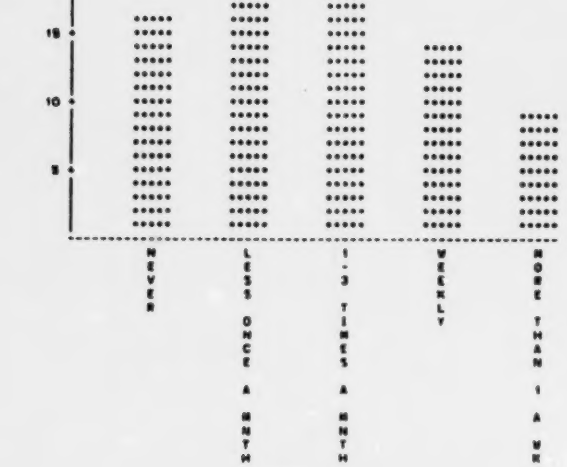


Figure A2.6
Shopping For Clothing

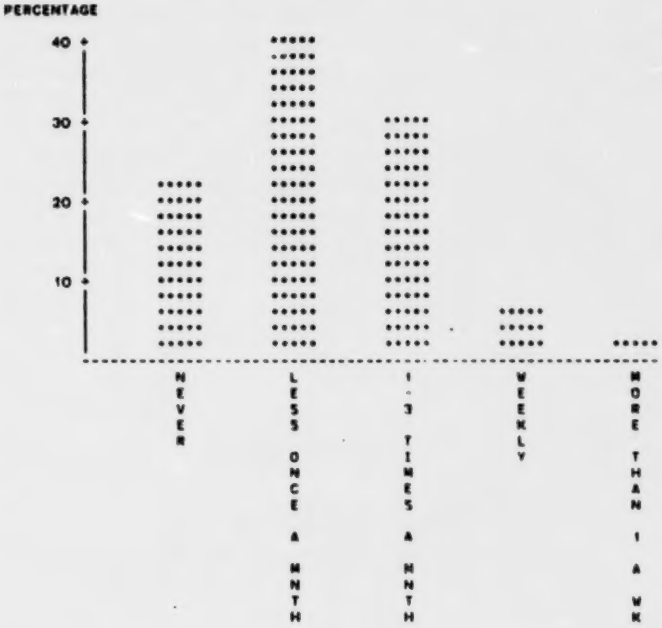


Figure A2.7
Having A Social Drink With Friends

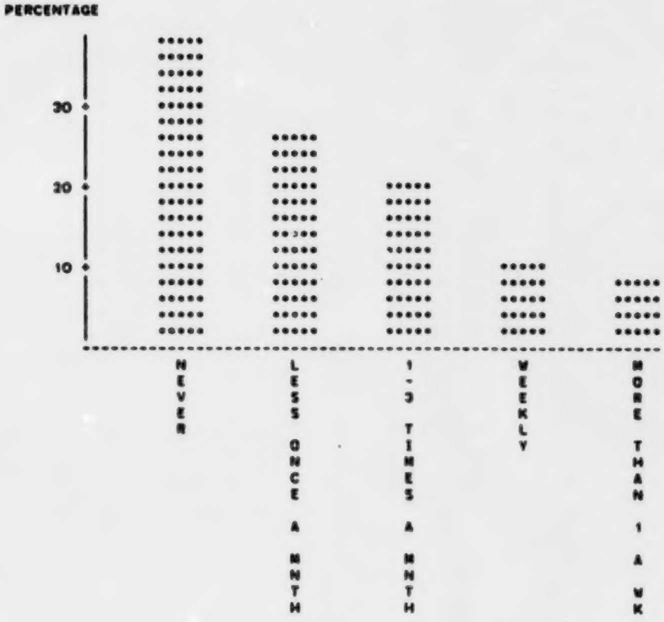


Figure A2.8
Identified Changes Of Queen Street East

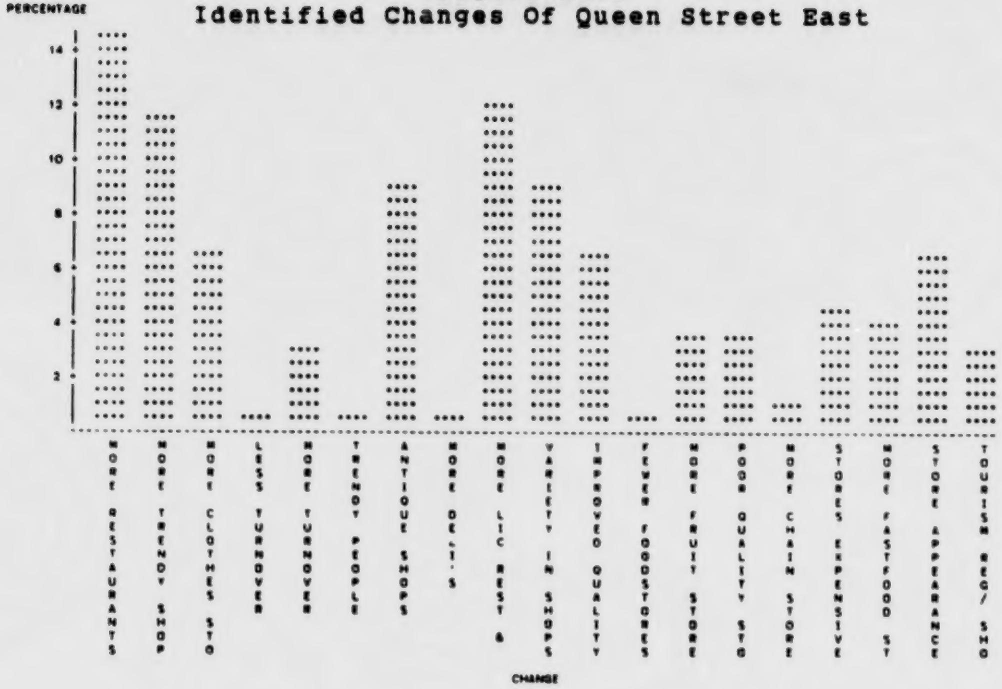
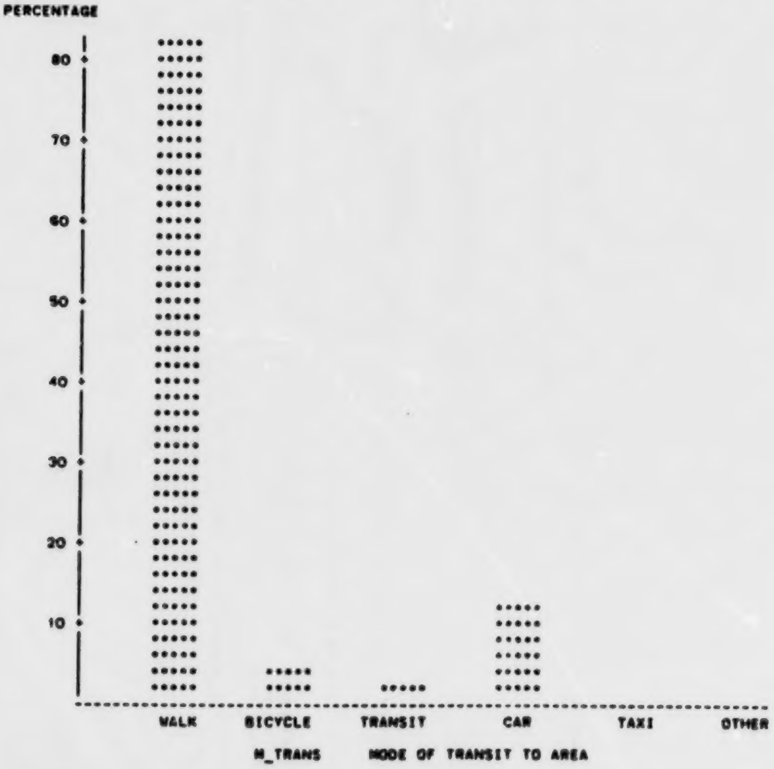


Figure A2.9
Mode Of Transit

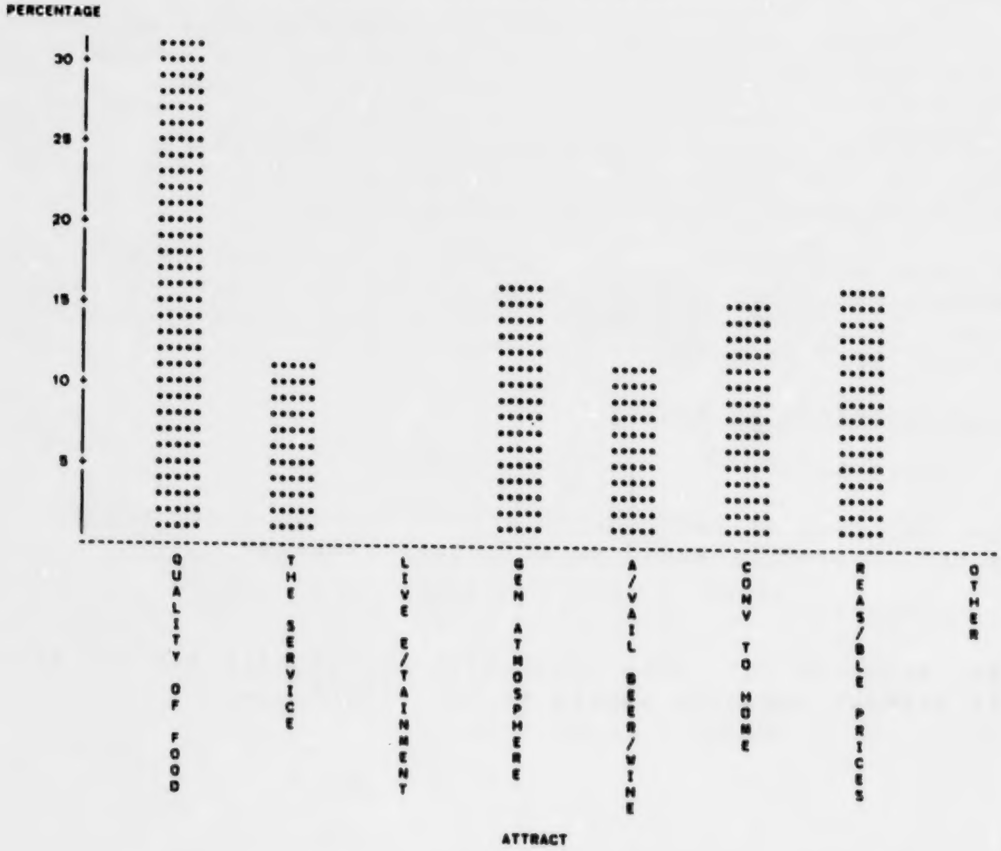


3. Use Of Eating Establishments Along Queen Street East.

In response to the Question 5 "Do you go to any of the take out eating establishments along Queen Street East?". 80.6% stated yes. While in response to the Question 6 "Do you go to any of the sit down eating establishment along Queen Street East?", 87.3% stated yes. This clearly indicates that the vast majority of respondents do patronize the various eating establishments along Queen Street East. It also indicates that these eating establishments are serving a local market.

Those respondents who indicated that they do patronize sit down eating establishment, were also asked to select three attractions of these establishments which are most important to them. The results (Figure A3.1) indicate that the quality of the food (30.4%) was most often noted while the remaining categories are all close in selection. The availability of alcoholic beverages was not cited as a major attraction.

Figure A3.1
Eating Establishment Attractions



4. Effects Of Licenced Eating Establishments.

This study was requested because certain problems were being associated with the operation of licenced eating establishments in the Beach district. One objective of the study was to identify these problem(s).

In conversations with residents and the Ward Aldermen, it became evident that complaints about these establishments were being directed towards a few particular establishments. To eliminate the possibility of bias responses towards these few licenced eating establishments, respondents were asked to identify the closest eating establishment to where they live. In conducting the survey in this manner we hoped to gain an understanding of the residents perceptions towards all types of eating establishments, not only the ones which are perceived to create all of the problems.

Response to Question 10 indicates that the majority of those responding (60%) are not affected by the closest eating establishment even though it has a liquor licence. In analysing the cross tabulations it may be seen that not one sub group is adversely affected.

Given these results some conclusions may be reached. Firstly, it would seem that the majority of respondents are not concerned with the operation of all licenced eating establishments. There may be instances where particular establishments create adverse affects, however, as a whole licenced eating establishments are tolerated. Secondly, the problems for respondents are not perceived as overly abnoxious by the majority of respondents.

Of those who are affected, noise from the establishment and/or its patrons was cited most often (Table A4.6). For those who live close to the retail ship noise at right from drinken patrons is definatley a problem.

Interpretation of Tables:

a) Table A4.1

The majority of respondents from all three zones are not affected by the closest licenced eating establishments

b) Table A4.2

The majority of both homeowners and tenants are not affected by the closest licenced eating establishment.

c) Table A4.3

The majority of respondents, regardless of the number of years they have lived in the study area, are not affected by the closest licenced eating establishment.

d) Table A4.4

The majority of respondents, regardless of age, are not affected by the closest licenced eating establishment.

e) Table A4.5

The majority of respondents, regardless of marital status, are not affected by the closest eating establishment.

Table A4.1

Are You Adversely Affected By This Establishment Because
It Has A Licence To Serve Liquor By
Zone

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
0	28	50	79
	2.85	5.05	7.90
	36.09	63.91	
	9.11	7.35	
1	32	86	117
	3.19	8.60	11.79
	27.09	72.91	
	10.21	12.52	
2	123	171	294
	12.37	17.17	29.54
	41.88	58.12	
	39.54	24.98	
3	128	377	505
	12.87	37.90	50.77
	25.36	74.64	
	41.14	55.15	
TOTAL	311	683	995
	31.29	68.71	100.00

Table A4.2

Are You Adversely Affected By This Establishment Because It Has A Licence To Serve Liquor By Tenure

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
OWN	197 20.06 35.69 63.66	355 36.14 64.31 52.77	552 56.20
RENT	102 10.36 25.56 32.88	296 30.17 74.44 44.05	398 40.53
OTHER	11 1.09 33.33 3.46	21 2.18 66.67 3.18	32 3.27
TOTAL	309 31.51	673 68.49	982 100.00

Table A4.3

Are You Adversely Affected By This Establishment Because It Has A Licence To Serve Liquor By Number Of Years You Have Lived In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	7 0.71 14.29 2.25	42 4.23 85.71 6.16	49 4.93
1 TO 2 YEARS	17 1.73 26.76 5.51	47 4.73 73.24 6.88	64 6.45
3 TO 5 YEARS	53 5.37 30.63 17.14	120 12.05 69.17 17.56	173 17.43
6 TO 10 YEARS	54 5.42 27.19 17.30	144 14.52 72.81 21.15	198 19.95
11 TO 15 YEARS	60 6.09 37.27 19.41	102 10.24 62.73 14.92	162 16.33
16 TO 20 YEARS	18 1.81 24.51 5.76	55 5.56 75.49 8.10	73 7.37
21 YEARS PLUS	102 10.23 37.16 32.63	172 17.30 62.84 25.20	273 27.53
TOTAL	311 31.35	682 68.65	993 100.00

Table A4.4

Are You Adversely Affected By This Establishment Because It Has A Licence To Serve Liquor By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	7 0.66 27.06 2.12	18 1.79 72.94 2.60	24 2.45
20-29 YRS	56 5.66 30.85 18.07	126 12.69 69.15 18.48	182 18.35
30-39 YRS	118 11.95 31.65 38.12	255 25.80 68.35 37.57	374 37.74
40-49 YRS	68 6.87 32.26 21.94	143 14.43 67.74 21.02	211 21.31
50-59 YRS	34 3.45 32.56 11.00	71 7.14 67.44 10.40	105 10.59
60 YRS & OVER	27 2.74 28.70 8.75	67 6.81 71.30 9.92	95 9.55
TOTAL	310 31.33	680 68.67	990 100.00

Table A4.5

Are You Adversely Affected By This Establishment Because It Has A Licence To Serve Liquor By Marital Status

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
SINGLE	86 8.65 27.73 27.71	223 22.54 72.27 32.77	309 31.19
SEPARATED	10 0.97 18.01 3.09	44 4.40 81.99 6.39	53 5.36
WIDOW(ER)	12 1.18 33.00 3.81	24 2.41 67.00 3.51	36 3.60
MARRIED	191 19.24 35.85 61.84	341 34.43 64.15 50.05	532 53.67
DIVORCED	12 1.17 18.90 3.74	50 5.01 81.10 7.28	61 6.18
TOTAL	308 31.21	682 68.79	991 100.00

Table A4.6

How Are You Adversely Affected By This Establishment Because It Has A Licence To Serve Liquor

Response	Percentage
1) Noise from establishment/patrons leaving	69.0
2) Parking problems	37.8
3) General nuisance/disturbance	11.3
4) Pedestrian/vehicular traffic congestion	9.0
5) Type of patrons which go there	7.1
6) Garbage/foul odours	6.8
7) Vandalism	3.9
8) Not good for children	0.6
9) Loitering	0.3
10) Requires higher food prices	0.3

5. Anticipated Effects If Eating Establishment Were To Obtain A Liquor Licence

The majority of eating establishments along Queen Street East do not have liquor licences. In the event that the closest eating establishment were to obtain a liquor licence respondents were asked whether they would be adversely affected. In response to this question the majority of respondents (57%) stated that they would not be affected.

Further analysis of these results would suggest that there are certain sub groups who would be affected. These include those respondents who have lived in the study area for more than 10 years, those who are widowed, those who are divorced and those who are over 60 years of age. Except for those who are divorced, each of these groups have probably witnessed the recent transformation of Queen Street East into a vibrant retail strip. This would include the recent increase of both licenced and unlicenced eating establishments. The possibility of having another licenced eating establishment on the retail strip, particularly the eating establishment closest to them, would be quite disturbing. There is no explanation which would answer why those who are divorced would be adversely affected.

Noise from the establishment and/or its patrons was the problem most often cited by those who would be affected (Table A5.6). The percentage of those citing this response, however, is much lower than in the preceding analysis (Table A4.6). What many respondents were concerned about would be the possibility of ruining the family dining atmosphere of particular establishments if it were to obtain a liquor licence.

Interpretation of Tables:

a) Table A5.1

The majority of respondents from all three zones would not be affected if the closest eating establishment were to obtain a licence.

b) Table A5.2

The majority of both homeowners and tenants would not be affected if the closest eating establishment obtained a licence. The majority of those in the other category would be affected.

c) Table A5.3

The majority of those respondents living in the study area for less than 10 years and from 16 to 20 years would not be affected if the closest eating establishment obtained a licence. However, the majority of those respondents living in the study area for 11 to 15 years and 21 or over would be affected if the closest eating establishment obtained a licence.

d) Table A5.4

The majority of respondents over 60 years of age would not be affected if the closest eating establishment obtained a licence.

e) Table A5.5

The majority of respondents who are single separated and married would not be affected if the closest eating establishment were to obtain a licence. However, the majority of those respondents who are widowed and divorced would be affected.

Table A5.1

Would You Be Adversely Affected If This Establishment Obtained A Licence To Serve Liquor By Zone

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
0	16	16	32
	3.49	3.40	6.89
	50.67	49.33	
	8.17	5.93	
1	18	23	41
	3.90	4.87	8.77
	44.44	55.56	
	9.13	8.51	
2	66	71	138
	14.17	15.17	29.34
	48.29	51.71	
	33.18	26.48	
3	99	159	258
	21.15	33.85	55.00
	38.45	61.55	
	49.52	59.08	
TOTAL	200	269	469
	42.70	57.30	100.00

Table A5.2

Would You Be Adversely Affected If This Establishment Obtained a Licence To Serve Liquor By Tenure

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
OWN	127	149	276
	27.40	32.15	59.56
	46.01	53.99	
	64.59	55.85	
RENT	55	105	161
	11.94	22.73	34.67
	34.44	65.56	
	28.14	39.47	
OTHER	14	12	27
	3.08	2.70	5.78
	53.33	46.67	
	7.26	4.68	
TOTAL	197	267	463
	42.43	57.57	100.00

Table A5.3

Would You Be Adversely Affected If This Establishment Obtained A Licence To Serve Liquor By Number Of Years You Have Lived In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	3 0.64 20.59 1.51	12 2.48 79.41 4.31	15 3.12
1 TO 2 YEARS	10 2.05 35.08 4.83	18 3.79 64.92 6.59	27 5.84
3 TO 5 YEARS	24 5.08 32.11 11.96	50 10.74 67.89 18.66	74 15.82
6 TO 10 YEARS	19 4.15 28.65 9.77	48 10.33 71.35 17.95	68 14.47
11 TO 15 YEARS	50 10.80 53.04 25.44	45 9.56 46.96 16.62	95 20.36
16 TO 20 YEARS	13 2.74 37.93 6.45	21 4.48 62.07 7.79	34 7.22
21 YEARS PLUS	79 17.00 51.27 40.04	75 16.16 48.73 28.08	155 33.16
TOTAL	198 42.46	263 57.54	467 100.00

Table A5.4

Would You Be Adversely Affected If This Establishment Obtained A Licence To Serve Liquor By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	10 2.21 39.08 5.17	16 3.45 60.92 6.03	26 5.66
20-29 YRS	22 4.67 25.04 10.91	65 13.98 74.96 24.44	87 18.65
30-39 YRS	72 15.30 46.05 35.75	84 17.92 53.95 31.33	155 33.22
40-49 YRS	38 8.15 46.48 19.05	44 9.39 53.52 16.41	82 17.54
50-59 YRS	23 4.87 41.48 11.38	32 6.87 58.52 12.01	55 11.74
60 YRS & OVER	35 7.59 57.59 17.73	26 5.59 42.41 9.77	62 13.18
TOTAL	200 42.79	268 57.21	468 100.00

Table A5.5

Would You Be Adversely Affected If This Establishment Obtained A Licence To Serve Liquor By Marital Status

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
SINGLE	52 11.19 35.04 26.19	96 20.74 64.96 36.22	148 31.93
SEPARATED	7 1.47 26.84 3.44	18 4.00 73.16 6.99	25 5.47
WIDOW(ER)	15 3.15 68.23 7.38	7 1.47 31.77 2.56	21 4.62
MARRIED	105 22.74 44.82 53.22	129 28.00 55.18 48.88	234 50.74
DIVORCED	19 4.17 57.68 9.77	14 3.06 42.31 5.34	33 7.23
TOTAL	197 42.73	265 57.27	462 100.00

Table A5.6

How Would You Be Adversely Affected If This Establishment Obtained A Licence To Serve Liquor.

Responses	Percentage
1) Noise from establishment/patrons leaving	38.6
2) Will ruin dining atmosphere	25.0
3) Parking problems	20.0
4) Type of patrons that will go there	17.2
5) Will not be good for children	9.9
6) Increased pedestrian/vehicular congestion	9.6
7) General nuisance/disturbance	5.3
8) Garbage/foul odours	3.8
9) Vandalism	3.8
10) Food prices will increase	2.2
11) Loitering	1.5

6. Effects Of Eating Establishments That Provide Musical Entertainment

Due to the possible negative impacts which may result from eating establishments providing musical entertainment, respondents were asked whether this aspect of an eating establishments operation affected them.

Response to this question shows that 83.4% are not affected. Due to this overwhelming majority the cross tabulations do not identify any one sub group where a majority of respondents might be affected. This may be interpreted as meaning musical entertainment is not one of the main concerns of respondents with regards to eating establishments.

Interpretation of Tables:

a) Table A6.1

That majority of respondents from each zone are not affected by eating establishments that provide musical entertainment.

b) Table A6.2

That the majority of respondents who are tenants and homeowners are not affected by eating establishments that provide musical entertainment.

c) Table A6.3

That the majority of respondents, regardless of the number of years they have lived in the study area, are not affected by eating establisments that provide musical entertainment.

d) Table A6.4

That the majority of respondents, regardless of age, are not affected by eating establishments that provide musical entertainment.

e) Table A6.5

That the majority of respondents, regardless of marital status, are not affected by eating establishments that provide musical entertainment.

Table A6.1

Are You Adversely Affected By This Establishment Because It Provides Musical Entertainment By Zone

```
FREQUENCY|
PERCENT  |
ROW PCT  |
COL PCT  |YES     |NO      |  TOTAL
---------+--------+--------+
    0    |      3 |     31 |     34
         |   0.69 |   7.15 |   7.84
         |   8.81 |  91.19 |
         |   4.15 |   8.57 |
---------+--------+--------+
    1    |     18 |     57 |     75
         |   4.21 |  13.14 |  17.35
         |  24.24 |  75.76 |
         |  25.27 |  15.77 |
---------+--------+--------+
    2    |     30 |    101 |    131
         |   6.89 |  23.20 |  30.09
         |  22.88 |  77.12 |
         |  41.36 |  27.83 |
---------+--------+--------+
    3    |     21 |    173 |    194
         |   4.86 |  39.86 |  44.73
         |  10.87 |  89.13 |
         |  29.22 | ·47.82 |
---------+--------+--------+
TOTAL          72      362      435
            16.65    83.35   100.00
```

Table A6.2

Are You Adversely Affected By This Establishment Because It Provides Musical Entertainment By Tenure

```
FREQUENCY|
PERCENT  |
ROW PCT  |
COL PCT  |YES     |NO      |  TOTAL
---------+--------+--------+
OWN      |     42 |    182 |    224
         |   9.70 |  42.05 |  51.75
         |  18.75 |  81.25 |
         |  58.06 |  50.49 |
---------+--------+--------+
RENT     |     30 |    173 |    203
         |   7.01 |  40.00 |  47.01
         |  14.91 |  85.09 |
         |  41.94 |  48.03 |
---------+--------+--------+
OTHER    |      0 |      5 |      5
         |   0.00 |   1.24 |   1.24
         |   0.00 | 100.00 |
         |   0.00 |   1.49 |
---------+--------+--------+
TOTAL          72      360      433
            16.71   ,83.29   100.00
```

Table A6.3

Are You Adversely Affected By This Establishment Because It Provides Musical Entertainment By Number Of Years You Have Lived In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	3 0.69 15.85 4.15	16 3.66 84.15 4.40	19 4.35
1 TO 2 YEARS	4 0.87 14.21 5.23	23 5.26 85.79 6.31	27 6.13
3 TO 5 YEARS	10 2.33 13.46 14.02	65 15.00 86.54 18.00	75 17.33
6 TO 10 YEARS	13 3.02 13.69 18.16	83 19.06 86.31 22.87	96 22.08
11 TO 15 YEARS	12 2.71 18.82 16.29	51 11.70 81.18 14.04	63 14.41
16 TO 20 YEARS	2 0.46 5.58 2.76	34 7.79 94.42 9.34	36 8.25
21 YEARS PLUS	28 6.56 23.89 39.39	91 20.89 76.11 25.06	119 27.44
TOTAL	72 16.65	362 83.35	435 100.00

Table A6.4

Are You Adversely Affected By This Establishment Because It Provides Musical Entertainment By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	1 0.23 6.28 1.40	15 3.44 93.72 4.12	16 3.67
20-29 YRS	8 1.93 10.11 11.71	74 17.13 89.89 20.50	83 19.05
30-39 YRS	27 6.34 16.38 38.54	140 32.36 83.62 38.73	168 38.70
40-49 YRS	21 4.88 21.97 29.63	75 17.31 78.03 20.72	96 22.19
50-59 YRS	9 2.16 25.34 13.11	28 6.36 74.66 7.61	37 8.52
60 YRS & OVER	4 0.92 11.72 5.61	30 6.95 88.28 8.32	34 7.87
TOTAL	71 16.45	362 83.55	434 100.00

Table A6.5

Are You Adversely Affected By This Establishment Because It Provides Musical Entertainment By Marital Status

```
FREQUENCY  |
 PERCENT   |
 ROW PCT   |
 COL PCT   |YES      |NO       |  TOTAL
-----------+---------+---------+
SINGLE     |      19 |     135 |    155
           |    4.51 |   31.23 |  35.73
           |   12.61 |   87.39 |
           |   27.32 |   37.39 |
-----------+---------+---------+
SEPARATED  |       8 |      15 |     24
           |    1.93 |    3.58 |   5.51
           |   35.03 |   64.97 |
           |   11.71 |    4.29 |
-----------+---------+---------+
WIDOW(ER)  |       2 |      13 |     15
           |    0.46 |    2.91 |   3.37
           |   13.73 |   86.27 |
           |    2.80 |    3.48 |
-----------+---------+---------+
MARRIED    |      37 |.    178 |    215
           |    8.49 |   41.19 |  49.67
           |   17.08 |   82.92 |
           |   51.45 |   49.32 |
-----------+---------+---------+
DIVORCED   |       5 |      20 |     25
           |    1.11 |    4.61 |   5.71
           |   19.36 |   80.64 |
           |    6.71 |    5.52 |
-----------+---------+---------+
TOTAL            71       361      433
              16.49     83.51   100.00
```

Table A6.6

How Are You Adversely Affected By This Establishment Because It Provides Musical Entertainment

Responses	Percentage
1) Noise from establishment/patrons leaving	85.8
2) Type of patrons that will go there	12.5
3) Ruins dining atmosphere of establishment	7.7
4) General nuisance/disturbance	5.0
5) Pedestrian/vehicular congestion	3.7
6) Parking problem	2.6
7) Vandalism	1.3

7. Anticipated Effects If Eating Establishment Were To Provide Musical Entertainment

If the closest eating establishment were to begin providing musical entertainment 64% stated they will not be affected.

Analysis of the cross tabulating indicates that the majority in no one sub group will be affected. Again it may be concluded that the provision of musical entertainment at eating establishments is not a great concern of neighbourhood residents.

Interpretation of Tables:

a) Table A7.1

That the majority of respondents from all three zones would not be affected if the establishment were to provide musical entertainment.

b) Table A7.2

That the majority of both tenants and homeowners would not be affected if musical entertainment were provided.

c) Table A7.3

That the majority of respondents, regardless of the length of time they have lived in the Beach district, would not be affected by an establishment that provided musical entertainment.

d) Table A7.4

That the majority of respondents, regardless of age, would not be affected by an establishment that provided musical entertainment.

e) Table A7.5

That the majority of respondents, regardless of marital status, would not be affected by an establishment that provided musical entertainment.

Table A7.1

Would You Be Adversely Affected If This Establishment Were To Provide Musical Entertainment By Zone

```
FREQUENCY|
 PERCENT |
 ROW PCT |
 COL PCT |YES      |NO       |  TOTAL
---------+---------+---------+
    0    |      33 |      41 |     74
         |    3.29 |    4.09 |   7.38
         |   44.63 |   55.37 |
         |    9.33 |    6.32 |
---------+---------+---------+
    1    |      27 |      59 |     87
         |    2.74 |    5.92 |   8.67
         |   31.66 |   68.34 |
         |    7.77 |    9.15 |
---------+---------+---------+
    2    |     109 |     180 |    289
         |   10.93 |   17.98 |  28.92
         |   37.81 |   62.19 |
         |   30.97 |   27.80 |
---------+---------+---------+
    3    |     183 |     367 |    550
         |   18.34 |   36.70 |  55.03
         |   33.32 |   66.68 |
         |   51.93 |   56.73 |
---------+---------+---------+
TOTAL         353       647      999
            35.31     64.69   100.00
```

Table A7.2

Would You Be Adversely Affected If This Establishment Were To Provide Musical Entertainment By Tenure

```
FREQUENCY|
 PERCENT |
 ROW PCT |
 COL PCT |YES      |NO       |  TOTAL
---------+---------+---------+
OWN      |     219 |     361 |    580
         |   22.27 |   36.71 |  58.98
         |   37.76 |   62.24 |
         |   63.34 |   56.61 |
---------+---------+---------+
RENT     |     109 |     243 |    352
         |   11.07 |   24.69 |  35.76
         |   30.96 |   69.04 |
         |   31.49 |   38.07 |
---------+---------+---------+
OTHER    |      18 |      34 |     52
         |    1.82 |    3.45 |   5.26
         |   34.48 |   65.52 |
         |    5.16 |    5.32 |
---------+---------+---------+
TOTAL         346       638      983
            35.16     64.84   100.00
```

Table A7.3

Would You Be Adversely Affected If This Establishment Were To Provide Musical Entertainment By Number Of Years You Have Lived In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	10 1.04 23.61 2.93	33 3.36 76.39 5.21	44 4.40
1 TO 2 YEARS	23 2.30 36.44 6.50	40 4.02 63.56 6.22	63 6.32
3 TO 5 YEARS	52 5.20 31.01 14.67	115 11.57 68.99 17.92	167 16.77
6 TO 10 YEARS	54 5.45 32.04 15.38	115 11.56 67.96 17.91	169 17.01
11 TO 15 YEARS	76 7.65 39.75 21.57	115 11.59 60.25 17.95	192 19.24
16 TO 20 YEARS	30 3.06 43.57 8.64	39 3.97 56.43 6.14	70 7.03
21 YEARS PLUS	107 10.74 36.74 30.30	184 18.49 63.26 28.64	291 29.23
TOTAL	353 35.44	643 64.56	996 100.00

Table A7.4

Would You Be Adversely Affected If This Establishment Were To Provide Musical Entertainment By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	9 0.86 24.59 2.43	26 2.64 75.41 4.09	39 3.50
20-29 YRS	58 5.79 31.26 16.33	127 12.74 68.74 19.74	184 18.53
30-39 YRS	131 13.15 36.39 37.08	229 22.98 63.61 35.63	360 36.14
40-49 YRS	70 7.36 38.56 20.75	117 11.72 61.44 18.17	190 19.08
50-59 YRS	41 4.16 35.33 11.72	76 7.61 64.67 11.79	117 11.77
60 YRS & OVER	41 4.15 37.76 11.70	68 6.83 62.22 10.59	109 10.96
TOTAL	353 35.47	642 64.53	995 100.00

Table A7.5

Would You Be Adversely Affected If This Establishment Were To Provide Musical Entertainment By Marital Status

```
FREQUENCY |
PERCENT   |
ROW PCT   |
COL PCT   |YES     |NO      |  TOTAL
----------+--------+--------+
SINGLE    |      91|     206|    297
          |    9.19|   20.78|  29.97
          |   30.66|   69.34|
          |   26.01|   32.14|
----------+--------+--------+
SEPARATED |      17|      37|     54
          |    1.71|    3.70|   5.41
          |   31.60|   68.40|
          |    4.83|    5.72|
----------+--------+--------+
WIDOW(ER) |      14|      24|     38
          |    1.39|    2.47|   3.86
          |   36.01|   63.99|
          |    3.94|    3.82|
----------+--------+--------+
MARRIED   |     203|  '  331|    534
          |   20.54|   33.37|  53.91
          |   38.09|   61.91|
          |   58.12|   51.60|
----------+--------+--------+
DIVORCED  |      25|      43|     68
          |    2.51|    4.35|   6.85
          |   36.59|   63.41|
          |    7.10|    6.72|
----------+--------+--------+
TOTAL          350      641     991
             35.33    64.67  100.00
```

Table A7.6

How Would You Be Adversely Affected If This Establishment Were To Provide Musical Entertainment

Responses	Percentage
1) Noise from establishment/patrons leaving	59.6
2) Will ruin dining atmosphere	19.7
3) Increased pedestrian/vehicular congestion	13.1
4) Parking problems	11.6
5) Type of patrons that will go there	6.8
6) General nuisance/disturbance	6.2
7) Establishment too small to have it	5.3
8) Food prices will increase	1.3
9) Will not be good for children	0.8
10) Loitering	0.5
11) Vandalism	0.5
12) Garbage/foul odours	0.2

8. Effects Of Eating Establishments With Boulevard/Patio Cafes

The operation of boulevard/patio cafes in conjunction with the operation of an eating establishment could be the cause of negative impacts imposed on Beach district residents. To address this, a question which dealt specifically with boulevard/patio cafes was asked.

In response, 61% stated that they were not affected by the operation of a boulevard/patio cafe in conjunction with an eating establishment.

It was not surprising that the majority of those who live in Zone 2 are affected by the operation of boulevard and patio cafes. This is due to the excessive noise which is associated with such operations and the close proximity of those who live in Zone 2 to Queen Street East.

Interpretation of Tables:

a) Table A8.1

That the majority of respondents who live in Zone 2 are the only group adversely affected by the operation of boulevard/patio cafes.

b) Table A8.2

That the majority of respondents who are homeowners and tenants are not affected by the operation of a boulevard/patio cafes.

c) Table A8.3

That the majority of respondents, regardless of length of residency in the study area, are not affected by the operation of boulevard/patio cafes.

d) Table A8.4

That the majority of respondents, regardless of age, are not affected by the operation of boulevard/patio cafes.

e) Table A8.5

That the majority of respondents, regardless of marital status, are not affected by the operation of boulevard/patio cafes.

Table A8.1

Are You Adversely Affected By This Establishment Because It Has A Boulevard Cafe By <u>Zone</u>

```
FREQUENCY|
PERCENT  |
ROW PCT  |
COL PCT  |YES     |NO      |  TOTAL
---------+--------+--------+
    0    |      5 |     14 |     19
         |   1.70 |   4.73 |   6.43
         |  26.42 |  73.58 |
         |   4.40 |   7.71 |
---------+--------+--------+
    1    |      6 |     14 |     20
         |   1.89 |   4.93 |   6.82
         |  27.76 |  72.24 |
         |   4.90 |   8.03 |
---------+--------+--------+
    2    |     45 |     44 |     89
         |  15.31 |  15.05 |  30.36
         |  50.44 |  49.56 |
         |  39.63 |  24.52 |
---------+--------+--------+
    3    |     58 |    108 |    166
         |  19.73 |  36.67 |  56.40
         |  34.98 |  65.02 |
         |  51.07 | '59.75 |
---------+--------+--------+
TOTAL         114      181      294
            38.63    61.37   100.00
```

Table A8.2

Are You Adversely Affected By This Establishment Because It Has A Boulevard Cafe By <u>Tenure</u>

```
FREQUENCY|
PERCENT  |
ROW PCT  |
COL PCT  |YES     |NO      |  TOTAL
---------+--------+--------+
OWN      |     78 |    111 |    189
         |  27.16 |  38.65 |  65.81
         |  41.27 |  58.73 |
         |  69.70 |  63.33 |
---------+--------+--------+
RENT     |     25 |     54 |     79
         |   8.70 |  18.65 |  27.35
         |  31.82 |  68.18 |
         |  22.33 |  30.53 |
---------+--------+--------+
OTHER    |      9 |     11 |     20
         |   3.11 |   3.73 |   6.84
         |  45.45 |  54.55 |
         |   7.97 |   6.11 |
---------+--------+--------+
TOTAL         112      175      287
            38.97    61.03   100.00
```

Table A8.3

Are You Adversely Affected By This Establishment Because It Has A Boulevard Cafe By Number Of Years You Have Lived In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	2 0.61 18.69 1.57	8 2.65 81.31 4.31	10 3.26
1 TO 2 YEARS	4 1.36 27.86 3.52	10 3.52 72.14 5.73	14 4.88
3 TO 5 YEARS	18 6.09 31.81 15.77	38 13.05 68.19 21.27	56 19.14
6 TO 10 YEARS	24 8.08 38.95 20.92	37 12.67 61.05 20.64	61 20.75
11 TO 15 YEARS	26 8.74 47.06 22.61	29 9.83 52.94 16.01	55 18.56
16 TO 20 YEARS	9 2.91 44.28 7.54	11 3.66 55.72 5.97	19 6.58
21 YEARS PLUS	32 10.85 40.42 28.08	47 15.99 59.58 26.06	79 26.84
TOTAL	114 38.63	180 61.37	294 100.00

Table A8.4

Are You Adversely Affected By This Establishment Because It Has A Boulevard Cafe By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	3 0.96 37.87 2.47	5 1.57 62.13 2.56	7 2.52
20-29 YRS	18 6.34 37.38 16.41	31 10.63 62.62 17.33	49 16.97
30-39 YRS	48 16.63 40.93 43.03	70 24.01 59.07 39.14	118 40.64
40-49 YRS	25 8.70 43.03 22.50	34 11.52 56.97 18.77	59 20.21
50-59 YRS	11 3.77 33.77 9.75	22 7.40 66.23 12.06	33 11.17
60 YRS & OVER	7 2.25 26.59 5.83	16 6.22 73.41 10.14	25 8.48
TOTAL	113 38.66	179 61.34	292 100.00

Table A8.5

Are You Adversely Affected By This Establishment Because It Has A Boulevard Cafe By Marital Status

```
FREQUENCY |
PERCENT   |
ROW PCT   |
COL PCT   |YES     |NO      |  TOTAL
----------+--------+--------+
SINGLE    |     27 |     54 |     81
          |   9.19 |  18.57 |  27.75
          |  33.10 |  66.90 |
          |  24.04 |  30.05 |
----------+--------+--------+
SEPARATED |      6 |     10 |     16
          |   1.98 |   3.35 |   5.33
          |  37.15 |  62.85 |
          |   5.18 |   5.42 |
----------+--------+--------+
WIDOW(ER) |      4 |     11 |     15
          |   1.37 |   3.88 |   5.25
          |  26.05 |  73.95 |
          |   3.58 |   6.29 |
----------+--------+--------+
MARRIED   |     67 |     92 |    159
          |  23.02 |  31.35 |  54.36
          |  42.34 |  57.66 |
          |  60.23 |  50.73 |
----------+--------+--------+
DIVORCED  |      8 |     14 |     21
          |   2.66 |   4.64 |   7.31
          |  36.46 |  63.54 |
          |   6.97 |   7.51 |
----------+--------+--------+
TOTAL          112      181      292
             38.21    61.79   100.00
```

Table A8.6

How Are You Adversely Affected By This Establishment Because It Has A Boulevard Cafe.

Response	Percentage
1) Noise from establishment/patrons leaving	50.4
2) Parking problem	36.5
3) Pedestrian/vehicular traffic congestion	17.0
4) General nuisance/disturbance	14.9
5) Type of patrons which go there	10.3
6) Garbage/foul odours	7.2
7) Vandalism	2.6
8) Not good for children	2.6
9) Not enough room along sidewalk/congestion	0.9

9. Anticipated Effect If Eating Establishment Were To Begin Operating A Boulevard Cafe

During the course of this study 3 boulevard cafe applications were submitted by eating establishment proprietors. Because of public objection, these applications were not granted by the City Services Committee. In the questionnaire respondents were asked whether they would be affected if the closest eating establishment were to begin operating a boulevard cafe. The results indicate that the majority (64%) will not be affected. In addition, the cross tabulations do not identify any sub groups as being adversely affected. These results could be interpreted as saying boulevard cafes are not perceived to be a major problem. However, the outcome of the applications made this summer certainly indicates that there is some concern.

Interpretation of Tables:

a) Table A9.1

That the majority of respondents from all three zones will not be adversely affected by the operation of boulevard/patio cafes.

b) Table A9.2

That the majority of respondents who are homeowners and tenants will not be affected by the operation of a boulevard/patio cafes.

c) Table A9.3

That the majority of respondents, regardless of length of residency in the study area, will not be affected by the operation of boulevard/patio cafes.

d) Table A9.4

That the majority of respondents, regardless of age, will not be affected by the operation of boulevard/patio cafes.

e) Table A9.5

That the majority of respondents, regardless of marital status, will not be affected by the operation of boulevard/patio cafes.

Table A9.1

Would You Be Adversely Affected By This Establishment If It Were To Open A Boulevard Cafe By Zone

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
0	40	48	88
	3.45	4.19	7.64
	45.17	54.83	
	9.76	6.48	
1	46	92	138
	4.02	8.01	12.03
	33.44	66.56	
	11.37	12.39	
2	129	206	335
	11.22	17.92	29.14
	38.50	61.50	
	31.72	27.73	
3	192	397	589
	16.68	34.51	51.19
	32.58	67.42	
	47.15	53.40	
TOTAL	407	743	1150
	35.37	64.63	100.00

Table A9.2

Would You Be Adversely Affected By This Establishment If It Were To Open A Boulevard Cafe By Tenure

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
OWN	248	374	622
	21.76	32.82	54.58
	39.87	60.13	
	62.04	50.55	
RENT	137	341	478
	12.06	29.92	41.98
	28.73	71.27	
	34.38	46.08	
OTHER	14	25	39
	1.25	2.19	3.45
	36.36	63.64	
	3.57	3.38	
TOTAL	400	740	1140
	35.07	64.93	100.00

Table A9.3

Would You Be Adversely Affected By This Establishment If It Were To Open A Boulevard Cafe By Number Of Years You Have Lived In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	16 1.38 29.67 3.88	37 3.26 70.33 5.06	53 4.64
1 TO 2 YEARS	21 1.81 26.90 5.09	56 4.91 73.10 7.61	77 6.71
3 TO 5 YEARS	58 5.05 30.40 14.23	133 11.57 69.60 17.93	191 16.62
6 TO 10 YEARS	61 5.30 30.16 14.94	141 12.28 69.84 19.03	202 17.58
11 TO 15 YEARS	78 6.76 38.48 19.06	124 10.81 61.52 16.76	202 17.58
16 TO 20 YEARS	29 2.57 34.10 7.25	57 4.97 65.90 7.70	86 7.54
21 YEARS PLUS	145 12.61 43.00 35.55	192 16.72 57.00 25.91	338 29.33
TOTAL	407 35.49	740 64.51	1147 100.00

Table A9.4

Would You Be Adversely Affected By This Establishment If It Were To Open A Boulevard Cafe By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	12 1.08 28.45 3.04	31 2.71 71.55 4.18	43 3.78
20-29 YRS	68 5.89 31.43 16.80	147 12.84 68.57 19.90	215 18.73
30-39 YRS	135 11.81 33.15 33.30	273 23.80 66.85 36.88	408 35.61
40-49 YRS	87 7.55 37.52 21.29	144 12.57 62.48 19.48	231 20.12
50-59 YRS	61 5.33 47.32 15.03	68 5.93 52.68 9.19	129 11.26
60 YRS & OVER	44 3.81 36.28 10.74	77 6.69 63.72 10.37	120 10.50
TOTAL	407 35.45	741 64.55	1148 100.00

Table A9.5

Would You Be Adversely Affected By This Establishment If It Were To Open A Boulevard Cafe By Marital Status

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
SINGLE	110 9.66 29.83 27.30	260 22.73 70.17 35.19	370 32.40
SEPARATED	19 1.64 29.41 4.63	45 3.93 70.59 6.09	64 5.57
WIDOW(ER)	15 1.28 39.69 3.61	22 1.94 60.31 3.00	37 3.22
MARRIED	241 21.09 40.24 59.58	359 31.31 59.76 48.46	598 52.40
DIVORCED	20 1.73 26.90 4.88	54 4.69 73.10 7.26	73 6.42
TOTAL	404 35.39	738 64.61	1142 100.00

Table A9.6

How Would You Be Adversely Affected By This Establishment If It Were To Operate A Boulevard Cafe.

Response	Percentage
1) Increased noise from establishment/its patrons	54.4
2) Increased pedestrian/vehicular congestion	32.8
3) Not enough room on sidewalk to accommodate	20.0
4) Parking problems	12.6
5) General nuisance/disturbance	6.1
6) Type of patrons that will go there	4.6
7) Garbage/foul odours	3.4
8) Will not be good for children	2.6
9) Will ruin dining atmosphere	1.4
10) Vandalism	0.4
11) Food price will increase	0.2
12) Loitering	0.2
13) Property value will decline	0.2

10. Anticipated Effect If Establishment Were Located Closer to Place Of Residence

The possibility of being negatively affected by a particular land use is, in most instances, directly related to the distance from this land use. Given this, it was anticipated that the majority of those affected by eating establishments would reside close to Queen Street East. In defining a large survey catchment area questionnaires were distributed to residents who could reside as far as 450 metres from Queen Street East. By asking respondents whether they would be adversely affected by the operation of this establishment if it were located closer to where they live the bias of distance from Queen Street East was eliminated.

In response to this question 52.9% stated yes they would be affected, while 47.1% stated no they would not. This majority, although small, does indicate that respondents do associate adverse effects with eating establishments.

The majority who live in Zones 2 and 3 would be affected. Of interest is that a greater percentage of those from Zone 3 stated they would be affected. This would indicate that all things being equal, people do not want to live close to eating establishments. It also soldifies the relationship between distance from a particular land use and the negative affects, if any, associated with this land use.

The fact that the majority of homeowners would also be affected is not surprising. They have invested money in their properties and do not want to be burdened by the close proximity of an eating establishment.

The majority of all respondents who have lived in the study area over 6 years would be affected. Because of these respondents have lived in the area for a longer period of time and enjoy there surroundings they would not want to be hindered by the close proximity of an eating establishment.

The majority of those respondents over 30 yearsof age would be affected. The fact that these respondents are more than likely homeowners and have lived in the area for a longer period of time explain this. While, those younger than 30 are more likely to be tenants who have not lived in the area for a long period of time.

Finally, the majority of those who are married and widowed would be affected. This response could be attributed to the possible existence of younger family members for whom the respondents want a comfortable living environment away from the problems associated with eating establishments.

Interpretation of Tables:

a) Table A10.1

That the majority of respondents from Zones 2 and 3 would be affected.

b) Table A10.2

That a much greater percentage of homeowners, than tenants, would be affected.

c) Table A10.3

That the majority of those respondents who have lived in the study area for greater than 6 years would be affected and that this majority increases as the length of residency increases.

d) Table A10.4

That the majority of those respondents who are greater than 30 years of age would be affected and as age increases so does the percentage of those who would be affected. The majority of those respondents who are younger than 30 years of age would not be affected.

e) Table A10.5

That the majority of those respondents who are married and widowed would be affected.

Table A10.1

Would You Be Affected If This Establishment Were Located Closer To Your Place Of Residence By Zone

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
0	68	38	106
	4.86	2.76	7.62
	63.77	36.23	
	9.18	5.86	
1	57	92	149
	4.07	6.60	10.67
	38.13	61.87	
	7.68	14.02	
2	225	188	414
	16.19	13.53	29.72
	54.47	45.53	
	30.59	28.74	
3	387	337	724
	27.81	24.19	52.00
	53.48	46.52	
	52.55	51.38	
TOTAL	737	656	1392
	52.92	47.08	100.00

Table A10.2

Would You Be Affected If This Establishment Were Were Located Closer To Your Place Of Residence By Tenure

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
OWN	487	295	782
	35.43	21.46	56.89
	62.28	37.72	
	66.57	45.87	
RENT	212	321	534
	15.45	23.37	38.83
	39.80	60.20	
	29.04	49.96	
OTHER	32	27	59
	2.34	1.95	4.29
	54.55	45.45	
	4.39	4.16	
TOTAL	732	643	1375
	53.22	46.78	100.00

Table A10.3

Would You Be Affected If This Establishment Were Located Closer To Your Place Of Residence By Number Of Years Living In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
1 YEAR	26 1.88 41.64 3.55	37 2.64 58.36 5.62	63 4.52
1 TO 2 YEARS	37 2.67 42.34 5.03	50 3.64 57.66 7.75	88 6.30
3 TO 5 YEARS	115 8.29 49.00 15.62	120 8.63 51.00 18.38	235 16.92
6 TO 10 YEARS	130 9.36 50.42 17.64	128 9.21 49.58 19.61	258 18.57
11 TO 15 YEARS	131 9.44 54.00 17.79	112 8.04 46.00 17.14	243 17.49
16 TO 20 YEARS	55 3.93 54.06 7.41	46 3.34 45.94 7.12	101 7.28
21 YEARS PLUS	243 17.49 60.45 32.95	159 11.44 39.55 24.38	402 28.93
TOTAL	737 53.06	652 46.94	1389 100.00

Table A10.4

Would You Be Affected If This Establishment Were Located Closer To Your Place Of Residence By Age

FREQUENCY PERCENT ROW PCT COL PCT	YES	NO	TOTAL
LESS THAN 19 YRS	17 1.24 37.92 2.33	28 2.02 62.08 4.30	45 3.26
20-29 YRS	117 8.45 44.85 15.97	144 10.35 55.05 22.00	261 18.81
30-39 YRS	272 19.58 52.82 37.00	243 17.49 47.18 37.16	514 37.07
40-49 YRS	151 10.89 55.05 20.57	123 8.89 44.95 18.88	274 19.78
50-59 YRS	106 7.65 68.43 14.45	49 3.53 31.57 7.49	155 11.18
60 YRS & OVER	71 5.12 51.72 9.68	66 4.78 48.28 10.16	137 9.81
TOTAL	734	693	1387

Table A10.5

Would You Be Affected If This Establishment Were Located Closer To Your Place Of Residence By <u>Marital Status</u>

```
FREQUENCY |
PERCENT   |
ROW PCT   |
COL PCT   |YES      |NO       |  TOTAL
----------+---------+---------+
SINGLE    |     194 |     236 |    430
          |   14.05 |   17.07 |  31.11
          |   45.14 |   54.86 |
          |   26.52 |   36.29 |
----------+---------+---------+
SEPARATED |      24 |      48 |     72
          |    1.72 |    3.48 |   5.20
          |   33.00 |   67.00 |
          |    3.24 |    7.40 |
----------+---------+---------+
WIDOW(ER) |      27 |      25 |     52
          |    1.98 |    1.79 |   3.77
          |   52.54 |   47.46 |
          |    3.74 |    3.80 |
----------+---------+---------+
MARRIED   |     446 |     291 |    737
          |   32.29 |   21.06 |  53.35
          |   60.53 |   39.47 |
          |   60.97 |   44.76 |
----------+---------+---------+
DIVORCED  |      40 |      50 |     91
          |    2.93 |    3.64 |   6.57
          |   44.58 |   55.42 |
          |    5.53 |    7.75 |
----------+---------+---------+
TOTAL          732       650     1382
             52.98     47.04   100.00
```

Table A10.6

How Would You Be Affected If This Establishment Were Located Closer To Your Place Of Residence.

Response	Percentage
1) Noise from establishment/patrons leaving	68.6
2) Parking problem	33.3
3) Pedestrian/vehicular traffic congestion	19.2
4) Garbage/foul odours	13.2
5) General nuisance/disturbance	9.5
6) Type of patrons which go there	4.2
7) Vandalism	1.7
8) Property value will decline	0.8
9) Not good for children	0.5
10) Loitering	0.4

11. Desirability For More Eating Establishments

The majority of eating establishments along Queen Street East do not have liquor licences. These unlicenced eating establishments, however, may be the source of complaints voiced by Beach district residents. Given this, neighbourhood response regarding the operation of unlicenced eating establishments was considered necessary. To address this question survey respondents were asked whether they felt their neighbourhood should allow more eating establishments, whether their neighbourhood is adequately served by existing eating establishments or whether there are to many eating establishment already.

In response to this question, 11.1% felt that the neighbourhood did not have enough eating establishments, 60.5% felt that the neighbourhood was adequately served by existing eating establishments, and 28.4% felt the area had too many eating establishments. Interpretation of these results would seem to indicate that the majority of residents are not adamantly opposed to seeing more eating establishments. However, there are strong indications that they feel the area is adequately served by existing eating establishments.

The majority of respondents from all three Zones feel the area is adequately served by existing eating establishments. Respondents from Zone 2, who would most likely be affected by more eating establishments, were the group which felt the area had too many eating establishments already.

Although the majority of both homeowners and tenants feel the area is adequately served by existing eating establishments, a greater percentage of homeowners feel the area has too many already. Homeowners would like to see the area stabilized and not turn into another Yorkville.

Of the remaining cross-tabulations it seems that those over 60 years of age and widowers are the only groups where the majority feel the area has too many eating establishments already. Most of these respondents are more than likely long term residents of the area and feel it has changed drastically. They do not want to be burdened by the location of any more eating establishments.

Interpretation of Tables:

a) Table A11.1

That the majority of respondents from all three Zones feel the neighbourhood is adequately served by existing eating establishments.

b) Table A11.2

That the majority of both homeowners and tenants feel the area is adequately served by existing eating establishments.

c) Table A11.3

That the majority of respondents in each category feel there are an adequate number of eating establishments in the neighbourhood. However, as the length of residency increases, the majority who feel the neighbourhood is adequately served decreases, while as the length of residency increases, the percentage of those who feel the neighbourhood has too many eating establishment increases.

d) Table A11.4

That the majority of respondents between the ages of 20 and 59 years feel the area is adequately served by existing eating establishments, while those 60 years and over are equally divided between the neighbourhood being adequately served and there being too many eating establishments. As age increases, the percentage of those who feel there are too many eating establishments increases.

e) Table A11.5

That the majority of those respondents who are either single, separated, married and divorced feel the area is adequately served by existing eating establishments, while those respondents who are widowed are equally divided between the neighbourhood being adequately served by existing establishments and the neighbourhood having too many eating establishments.

Table A11.1

Desirability For More Eating Establishments By <u>Zone</u>

```
FREQUENCY|
PERCENT  |
ROW PCT  |
COL PCT  |N/ENOUGH|ADEQ/E/E|TO MANY |
         | E/ESTAB|STABS   |E/ESTABS|  TOTAL
---------+--------+--------+--------+
    0    |     15 |     60 |     36 |    111
         |   1.04 |   4.16 |   2.51 |   7.68
         |  13.47 |  53.93 |  32.61 |
         |   9.33 |   6.86 |   8.81 |
---------+--------+--------+--------+
    1    |     30 |     94 |     35 |    158
         |   2.05 |   6.54 |   2.40 |  10.99
         |  18.66 |  59.53 |  21.81 |
         |  18.49 |  10.82 |   8.43 |
---------+--------+--------+--------+
    2    |     38 |    238 |    138 |    414
         |   2.67 |  16.48 |   9.56 |  28.71
         |   9.28 |  57.41 |  33.31 |
         |  24.03 |  27.27 |  33.61 |
---------+--------+--------+--------+
    3    |     77 |    480 |    202 |    758
         |   5.34 |  33.28 |  13.98 |  52.60
         |  10.15 |  63.27 |  26.58 |
         |  48.15 |  55.06 |  49.15 |
---------+--------+--------+--------+
TOTAL         160      871      410     1441
            11.09    60.46    28.45   100.00
```

Table A11.2

Desirability For More Eating Establishments By <u>Tenure</u>

```
FREQUENCY|
PERCENT  |
ROW PCT  |
COL PCT  |N/ENOUGH|ADEQ/E/E|TO MANY |
         | E/ESTAB|STABS   |E/ESTABS|  TOTAL
---------+--------+--------+--------+
OWN      |     76 |    488 |    278 |    822
         |   5.28 |  32.51 |  19.31 |  57.10
         |   9.25 |  56.93 |  33.82 |
         |  47.53 |  53.82 |  67.79 |
---------+--------+--------+--------+
RENT     |     79 |    364 |    116 |    559
         |   5.46 |  25.29 |   8.06 |  38.81
         |  14.06 |  65.18 |  20.77 |
         |  49.12 |  41.87 |  28.29 |
---------+--------+--------+--------+
OTHER    |      5 |     37 |     16 |     59
         |   0.37 |   2.60 |   1.12 |   4.09
         |   9.09 |  63.64 |  27.27 |
         |   3.35 |   4.31 |   3.92 |
---------+--------+--------+--------+
TOTAL         160      870      410     1440
            11.11    60.41    28.49   100.00
```

Table All.3

Desirability For More Eating Establishments By Number Of Years Living In The Study Area

FREQUENCY PERCENT ROW PCT COL PCT	N/ENOUGH E/ESTAB	ADEQ/E/E STABS	TO MANY E/ESTABS	TOTAL
1 YEAR	8 0.57 13.18 5.09	48 3.31 77.11 5.48	6 0.42 9.71 1.48	62 4.30
1 TO 2 YEARS	13 0.91 14.97 8.22	68 4.70 77.05 7.78	7 0.49 7.98 1.71	88 6.10
3 TO 5 YEARS	33 2.31 13.21 19.92	173 11.88 71.50 19.83	37 2.56 15.29 8.99	241 16.75
6 TO 10 YEARS	35 2.45 13.61 22.06	171 11.86 65.84 19.63	53 3.70 20.55 12.99	259 18.01
11 TO 15 YEARS	35 2.41 13.71 21.66	139 9.65 54.96 15.97	79 5.50 31.33 19.30	253 17.55
16 TO 20 YEARS	14 0.98 13.23 8.84	43 2.99 40.31 4.95	50 3.45 46.46 12.10	107 7.42
21 YEARS PLUS	23 1.58 5.28 14.20	229 15.92 53.29 26.36	178 12.38 41.43 43.45	430 29.88
TOTAL	160 11.11	869 60.40	410 28.49	1439 100.00

Table All.4

Desirability For More Eating Establishments By Age

FREQUENCY PERCENT ROW PCT COL PCT	N/ENOUGH E/ESTAB	ADEQ/E/E STABS	TO MANY E/ESTABS	TOTAL
LESS THAN 18 YRS	4 0.26 7.73 2.37	34 2.36 69.10 3.89	11 0.79 23.18 2.80	49 3.41
18-29 YRS	44 3.06 16.63 27.48	176 12.26 66.12 20.22	46 3.20 17.25 11.33	266 18.54
30-39 YRS	58 4.06 11.26 36.48	350 24.38 67.60 40.33	109 7.63 21.14 27.00	518 36.07
40-49 YRS	43 2.99 14.98 26.85	145 10.11 50.66 16.67	99 6.88 34.36 24.37	287 19.98
50-59 YRS	6 0.40 3.66 3.62	88 6.15 55.88 10.14	64 4.46 40.46 15.76	158 11.00
60 YRS & OVER	5 0.33 3.02 2.99	77 5.36 48.67 8.85	76 5.33 48.31 18.84	158 11.03
TOTAL	160 11.14	870 60.52	406 28.34	1436 100.00

Table A11.5

Desirability For More Eating Establishments By Marital Status

FREQUENCY PERCENT ROW PCT COL PCT	N/ENOUGH E/ESTAB	ADEQ/E/E STABS	TO MANY E/ESTABS	TOTAL
SINGLE	55 3.81 12.16 34.16	300 20.93 66.76 34.54	95 6.61 21.08 23.42	449 31.36
SEPARATED	9 0.65 11.93 5.85	51 3.57 65.21 5.89	18 1.25 22.86 4.43	78 5.47
WIDOW(ER)	3 0.21 5.10 1.88	28 1.95 47.45 3.22	28 1.95 47.45 6.91	59 4.11
MARRIED	84 5.87 11.15 52.62	427 29.79 56.58 49.14	243 16.99 32.27 60.20	754 52.65
DIVORCED	9 0.61 9.57 5.49	63 4.38 68.27 7.22	20 1.42 22.16 5.03	92 6.41
TOTAL	160 11.16	868 60.62	404 28.22	1433 100.00

12. Desirability For More Licenced Eating Establishments

Although many of the concerns expressed by Beach district residents were directed towards specific licenced eating establishments it was presumed that residents were also concerned about the total number of such establishments which were locating along Queen Street East. To address this concern respondents were asked whether they thought their neighbourhood required more licenced eating establishments, was adequately served by existing licenced eating establishments, or had too many licenced eating establishments.

In response to this question, 12.8% felt that the neighbourhood did not have enough licenced eating establishments, 53.2% felt that the neighbourhood was adequately served by existing licenced eating establishments, and 34.0% felt the area had too many licenced eating establishments.

As with the question addressing the desirability for more eating establishments, the majority of respondents feel the area is adequately served by existing licenced eating establishments. What is interesting, however, is that a greater percentage feel the area has too many licensed eating establishments already. Consequently, where it was previously stated that a saturation point is being reached with regards to unlicenced eating establishments, this would seem even more pronounced with regards to licenced eating establishments.

Those respondents who have lived in the study area for more than 15 years, are over 60 years of age and are widowed feel most strongly about this issue. Given that these groups have been in the Beach district the longest, they have also seen the area change.

Interpretation of Tables:

a) Table A12.1

That those respondents from Zone 2 feel most strongly about not allowing any more licenced eating establishments, while respondents from Zones 1 and 3, are more likely to feel the area is adequately served by existing eating establishments.

b) Table A12.2

That the majority of respondents who are homeowners feel there are an adequate amount of licenced eating establishment, however, a greater percentage of homeowners, than tenants, indicated there are too many licenced eating establishments.

c) Table A12.3

That the majority of respondents who have lived in the study area for less than 15 years feel the area is adequately served by existing licenced eating establishments, while, the majority of residents who have lived in the study area for 16 years or more feel there are too many licenced eating establishments. Similarly, as the length of residency in the study area increases, the greater percentage of respondents feel there are too many licenced eating establishments .

d) Table A12.4

That the majority of those respondents who are between the ages of 20 and 49 feel the neighbourhood is adequately served by existing establishments. While those 50 years of age or older feel there are too many licenced eating establishements.

e) Table A12.5

That the majority of single, seperated, married and divorced respondents feel the neighbourhood is adequately served, while the majority of widowed respondents feel there are too many licenced eating establishments.

Table A12.1

Desirability For More Licenced Eating Establishments By Zone

FREQUENCY PERCENT ROW PCT COL PCT	ENOUGH LIC/ESTAB	ADEQ/LIC/ESTABS	TO MANY L/ESTAB	TOTAL
0	14 0.97 12.56 7.58	55 3.83 49.81 7.20	42 2.90 37.63 8.51	111 7.69
1	28 1.93 17.53 15.12	88 6.08 55.25 11.41	43 2.99 27.22 8.80	158 11.00
2	46 [illegible] [illegible] [illegible]	207 14.37 50.00 27.00	161 11.19 38.95 32.92	414 28.74
3	96 6.68 12.71 52.39	417 28.96 55.09 54.39	244 16.93 32.20 49.77	757 52.56
TOTAL	184 12.75	767 53.24	490 34.01	1441 100.00

Table A12.2

Desirability For More Licenced Eating Establishments By Tenure

FREQUENCY PERCENT ROW PCT COL PCT	ENOUGH LIC/ESTAB	ADEQ/LIC/ESTABS	TO MANY L/ESTAB	TOTAL
OWN	82 5.70 9.96 44.63	401 27.87 48.72 52.41	340 23.63 41.31 69.40	823 57.20
RENT	95 6.58 16.99 51.49	332 23.07 59.62 43.39	130 9.06 23.40 26.60	557 38.71
OTHER	7 0.50 12.12 3.89	32 2.23 54.55 4.20	20 1.36 33.33 4.01	59 4.09
TOTAL	184 12.77	765 53.18	490 34.05	1439 100.00

Table A12.3

Desirability For More Licenced Eating Establishments By Number Of Years In Study Area

FREQUENCY PERCENT ROW PCT COL PCT	ENOUGH L IC/ESTAB	ADEQ/LIC /ESTABS	TO MANY L/ESTAB	TOTAL
1 YEAR	12 0.83 19.00 6.49	44 3.05 69.85 5.73	7 0.49 11.15 1.43	63 4.38
1 TO 2 YEARS	18 1.29 21.07 10.07	60 4.19 68.67 7.87	9 0.63 10.25 1.84	88 6.10
3 TO 5 YEARS	38 2.67 15.87 20.91	154 10.74 63.80 20.17	49 3.42 20.33 10.06	242 16.83
6 TO 10 YEARS	47 3.25 18.04 25.46	158 10.98 60.94 20.62	54 3.79 21.02 11.15	259 18.02
11 TO 15 YEARS	34 2.34 13.27 18.31	118 8.20 46.53 15.40	102 7.08 40.19 20.83	253 17.61
16 TO 20 YEARS	11 0.79 10.63 6.18	46 3.17 42.71 5.96	50 3.47 46.66 10.20	107 7.43
21 YEARS PLUS	23 1.61 5.43 12.59	186 12.92 43.57 24.26	218 15.12 51.01 44.49	427 29.65
TOTAL	184 12.77	766 53.24	489 33.98	1439 100.00

Table A12.4

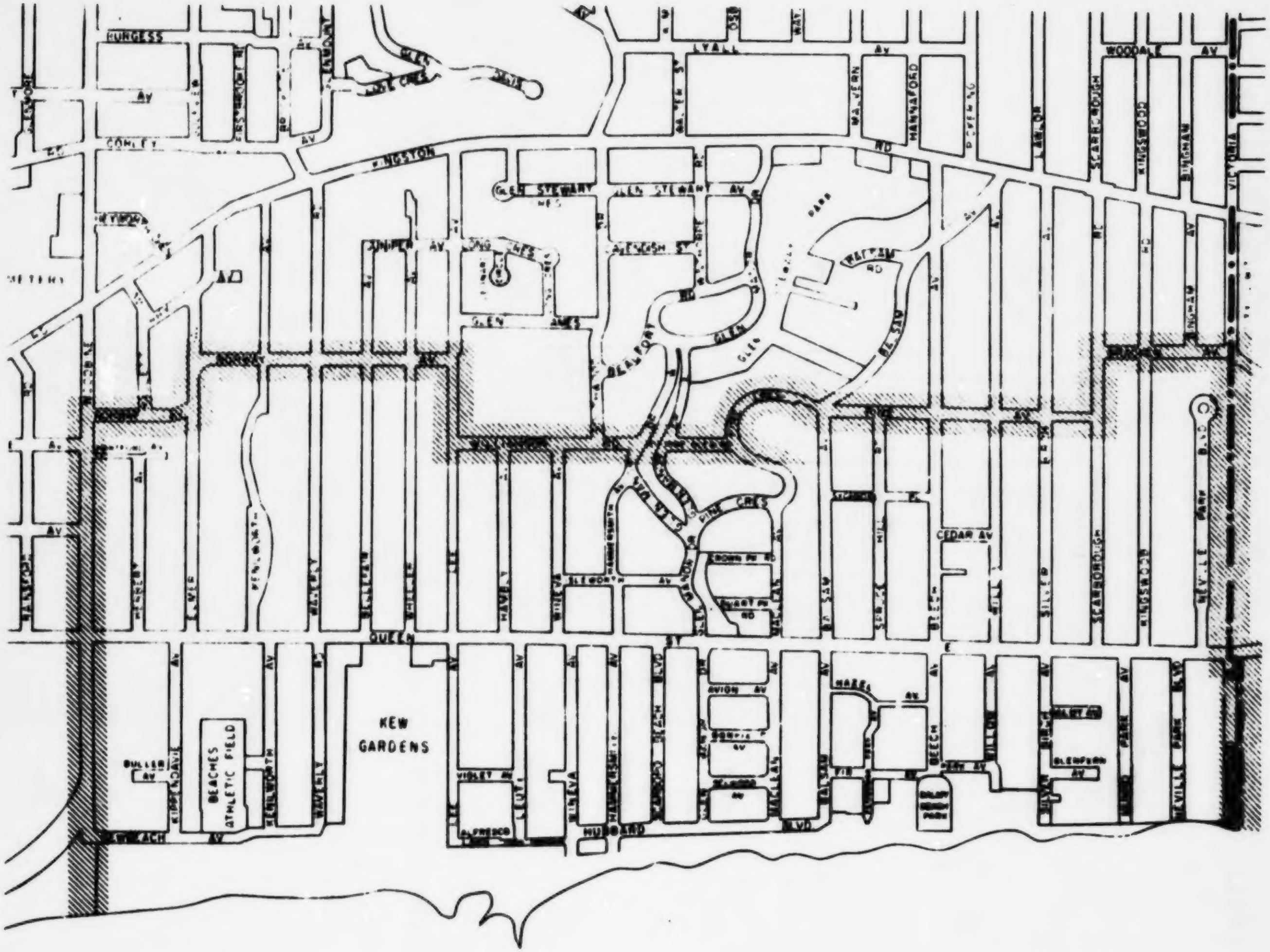
Desirability For More Licenced Eating Establishments By Age

FREQUENCY PERCENT ROW PCT COL PCT	ENOUGH L IC/ESTAB	ADEQ/LIC /ESTABS	TO MANY L/ESTAB	TOTAL
LESS THAN 19 YRS	4 0.26 7.73 2.06	32 2.23 65.45 4.19	13 0.92 26.82 2.71	49 3.41
20-29 YRS	54 3.75 20.15 29.30	161 11.21 60.21 21.00	52 3.66 19.64 10.81	267 18.62
30-39 YRS	78 5.46 15.11 42.67	306 21.44 59.29 40.18	133 9.26 25.60 27.37	519 36.16
40-49 YRS	39 2.70 13.51 21.07	136 9.46 47.40 17.73	112 7.80 39.09 23.07	286 19.96
50-59 YRS	4 0.28 2.54 2.16	76 5.30 48.39 9.93	77 5.38 49.07 15.89	157 10.95
60 YRS & OVER	5 0.35 3.20 2.72	53 3.72 34.20 6.97	98 6.81 62.60 20.14	156 10.88
TOTAL	184 12.80	766 53.37	485 33.82	1435 100.00

Table A12.5

Desirability For More Licenced Eating Establishments By Marital Status.

FREQUENCY PERCENT ROW PCT COL PCT	ENOUGH LIC/ESTAB	ADEQ/LIC/ESTABS	TO MANY L/ESTAB	TOTAL
SINGLE	74	270	104	448
	5.15	18.88	7.30	31.32
	16.43	60.27	23.30	
	40.10	35.38	21.58	
SEPARATED	10	51	16	77
	0.71	3.57	1.13	5.41
	13.10	66.05	20.85	
	5.52	6.69	3.33	
WIDOW(ER)	3	16	38	57
	0.21	1.14	2.63	3.99
	5.26	28.66	66.08	
	1.63	2.14	7.79	
MARRIED	90	364	303	757
	6.29	25.41	21.17	52.87
	11.91	48.06	40.04	
	49.05	47.63	62.61	
DIVORCED	7	62	23	92
	0.47	4.35	1.59	6.41
	7.39	67.88	24.73	
	3.69	8.16	4.69	
TOTAL	184	764	484	1432
	12.83	53.35	33.81	100.00



STUDY AREA BOUNDARY

map 1

queen street east licenced eating establishment study

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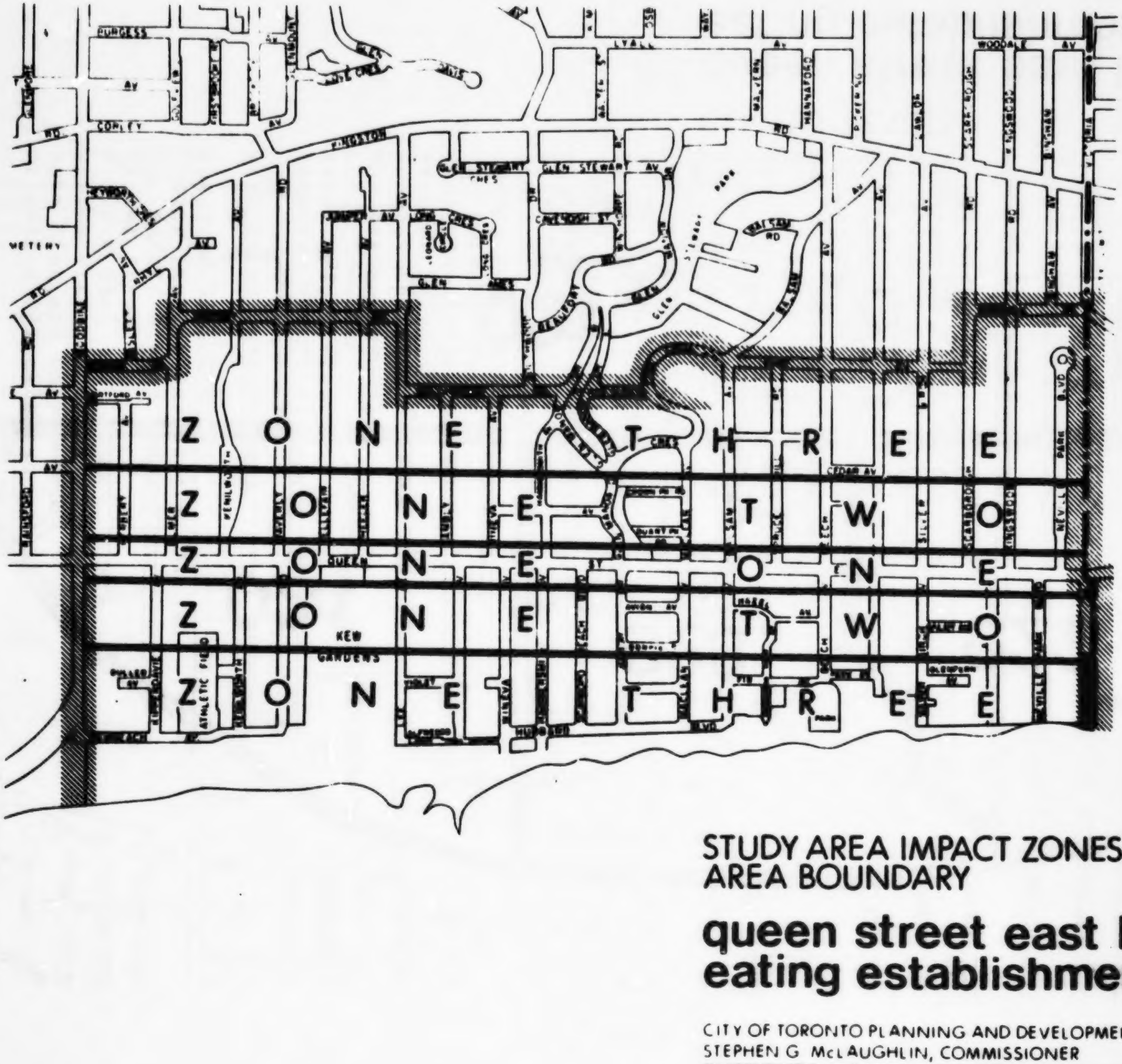

map 2

STUDY AREA IMPACT ZONES and STUDY AREA BOUNDARY

queen street east licenced eating establishment study

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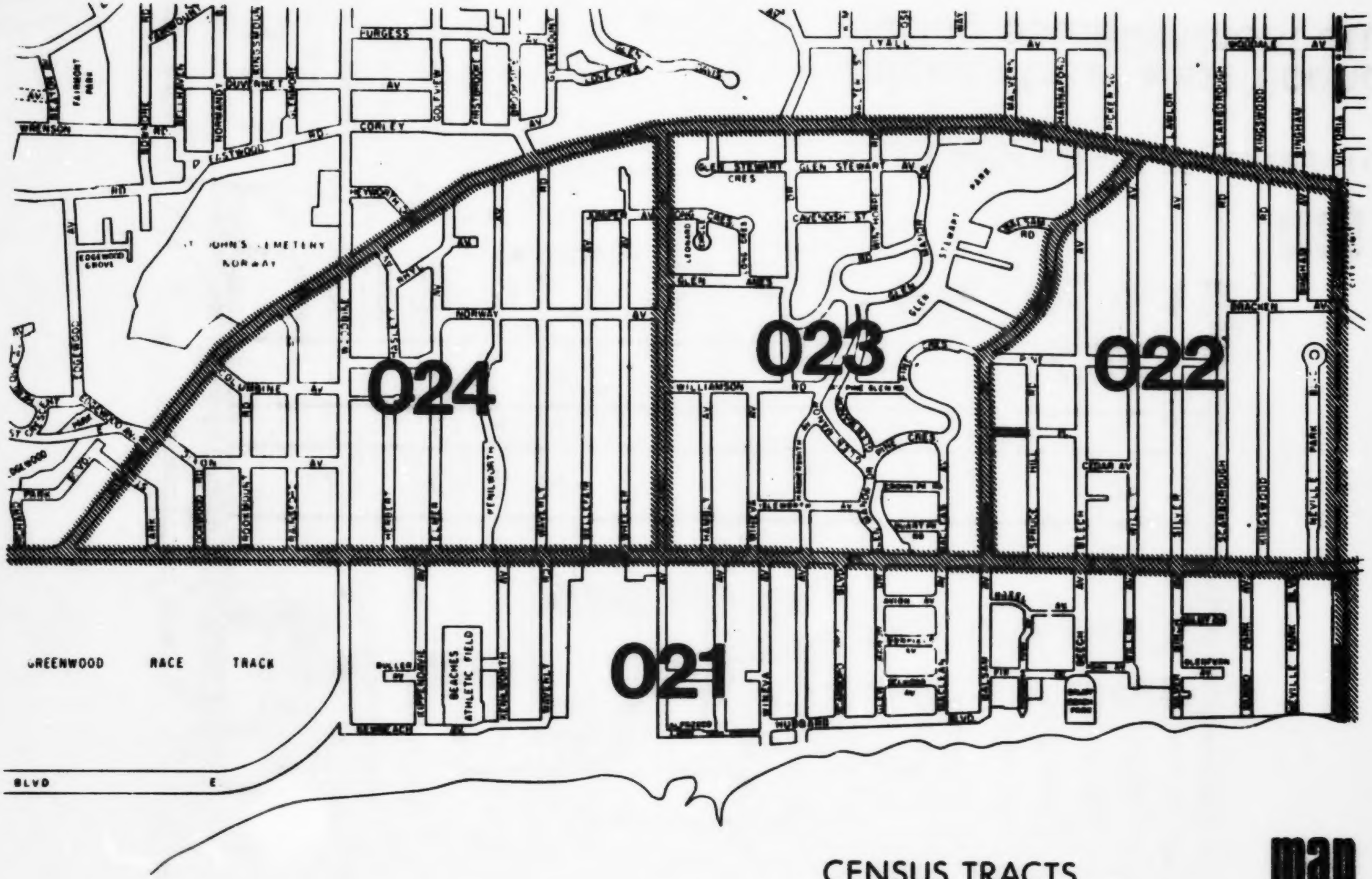

CENSUS TRACTS

map 3

queen street east licenced eating establishment study

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REF. No. 635/03290

APPENDIX "B"

OPERATORS SURVEY RESULTS

1. List of Respondents:

Happy Sailor Submarine
Continental Flair Restaurant
Micheals Steak and Burger
Cafe Natasha
Enrico's Pizza
Summer's Restaurant
Eat Well Gourmet
Q.B. Grill
Tony and Peter's Restaurant
Fitzgerald's Restaurant
The Beacher Cafe
Beach Restaurant
The Boardwalk Cafe
Amigo's Hosterios
Chalet Steak House
Garden Gate Restaurant
Griffiths Coffee House
Edison Fish and Chips
Johnathan's Hamburgers
Johnny K Restaurant
The Palm Restaurant
Honey Bee Restaurant
Beaches Submarine
Scratch Daniels
The Beech Tree Cafe
Licks Ice Cream
Balmy Arms Restaurant
Babbages Restaurant

2. List of Non-Respondents

Nevada Restaurant
Tonque Tingler Restaurant (Avi's)
Mr. Karass Steaks Restaurant
Slices Pizza
Pizza Pizza
Willow Fish and Chips
Nova Fish and Chips
Orlando's Delicatessen

NOTE: Vankers Restaurant, after being denied a liquor licence, ceased operations during the survey time period.

3. Results And Analysis

Questions 1 to 12 were to be answered by all respondents and related to the operation of the eating establishment, its gross floor area and reasons for location in the Beach district. From these questions, the following information was obtained.

a) 59% of the sample provide meals for patrons who consume these meals in the restaurant itself. 10% are take-out establishments and do not allow the food to be consumed in the building, while 31% allow patrons to both consume the food in the restaurant or take it out.

b) Of those individuals who filled out the questionnaire 78% were the owners of the establishment, 21% were managers, and 3% were employees.

c) The mean gross floor area for the sample is 142 sq. m. with a low of 45 sq. m. and a high of 1,111 sq. m. being recorded.

This indicates that the majority of establishments are small.

e) 83% of those sampled stated that they are not associated with any other similar operation and are independently owned and operated.

f) The average length of occupancy at the restaurants present address is 10 years. The low figure is 0.5 years the high 70 years.

g) Table B3.1 below represents the results from the reasons for locating in the Beach district. The most common reply was that they liked the area (30.8%). Other notable responses were, the proximity to the lake (13.5%), the potential market (11.6%) and the price of the building (11.6%).

Table B3.1
Why did you locate in the Beach District

Potential market	11.6%
Price of building	11.6
Building location	5.7
Liked the community	30.8
Proximity to lake	13.5
Transportation	1.9
Close to market	1.9
Size of building	1.9
No such establishment when located	7.7
Appearance of building	1.9
Live in the Area	5.7
Proximity to Downtown	3.9

h) 84% of the sample indicated that the majority of their patrons are from the Beach district, while 16% stated the majority of their patrons were not from the Beach district. These establishments, therefore, do have a strong local clientele.

i) Many respondents found it difficult to determine which is the most common mode of transit used by patrons visiting their establishment. 38% stated that patrons come by two or more of the following; car, public transit, bicycle and walking, while 14% of patrons come primarily by car, and 48% primarily by walking.

j) The majority of respondents 93% stated that they did not provide parking for their patrons. Those establishments which do provide parking (7%) have a total of 12 spaces available.

Question 13 asked whether or not the establishment presently has a licence to serve alcoholic beverages. Of those who responded, 48% presently have such a licence. For the total population of 37, 45% have such licences.

Following Question 13, respondents who have liquor licences were requested to answer Questions 17 to 20, while those who do not have liquor licences were requested to answer Questions 14 to 16.

Question 14 to 16 provided the following results.

a) None of these respondents had yet to apply for a liquor licence.

b) 50% felt that if they did have a liquor licence their operation would be more successful.

c) However, only 28% stated that they will be applying for a liquor licence in the future.

Questions 17 to 20, those for operators who presently have liquor licences, provided these results:

a) Half of those who responded (50%) began their respective operations with a liquor licence.

b) The majority (58%) stated that 20 to 40 percent of their revenues are attributed directly to the sale of alcoholic beverages, while (23%) felt that 40 to 60 percent of their revenues came from such sales and (5%) attributed alcohol less than 20 percent of sales. The Liquor Licence Act of Ontario R.S.O. 1980, Regulation 581, Section 9(6) stipulates that in premises where a dining room or dining lounge licence is held, the total receipts from the sale of liquor shall not be greater than 60 percent of total revenues.

c) When asked what would be the effect on their business if they did not have a liquor licence, the majority of respondents stated it would have a drastic effect (55%), most likely effect (16%) some what effect (11%), have little effect (0%) and have no effect (16%). This would indicate that a liquor licence is very important to the livelihood of those establishments who presently have them.

APPENDIX "C"

LAND USE CHANGE FOR QUEEN STREET EAST AND TWO OTHER RETAIL STRIPS

1. Analysis Of Change

In analyzing the change in land use for Queen Street East, Danforth Avenue and Roncesvalles Avenue from 1976 to 1984 some common patterns in change were identified.

The first common pattern was that each retail strip experienced growth in both the total number of uses and the total gross floor area. Given this, it may be concluded that each strip had development potential which, in turn, was utilized to a certain degree. The second pattern which emerged was that over this time period the distribution of land uses did not change from 1976 to 1984 as shown in Figures C1.1 and C1.2. For example, in 1976 and 1984 the major land uses along Queen Street East in descending order were residential, retail, other, office and restaurant/tavern. Roncesvalles Avenue had a similar pattern of land use mix while Danforth Avenue had a greater number of retail uses than residential uses. The third common pattern was that in both 1976 and 1984, restaurant/tavern land uses along Danforth Avenue constituted a greater percentage of total land uses than was the case along Queen Street East and Roncesvalles Avenue.

The differences which were identified, however, occured in the percentage change of these major land use categories as shown in Figure C1.3. This change is most notable along Queen Street East with respect to both office and restaurant/tavern uses. Specifically, Queen Street East encountered a 123% increase in office gross floor area, a 107% increase in the number of restaurant/tavern uses and a 131% increase in restaurant/tavern gross floor area. By comparison, the number of retail and residential uses decreased while there respective gross floor areas slightly increased. Other uses decreased in both number of uses and gross floor area. Danforth Avenue, like Queen Street East, experienced the most growth in both office and restaurant/tavern uses, however, this growth was not greater than 45% in either instance.

These results clearly indicate that Queen Street East experienced a substantial increase in restaurant/tavern uses over this time period. This is evident when compared to similar changes along other retail strips and to changes in the other land uses along Queen Street East.

The most likely explanation for this phenomenon is the recent popularity of the Beach district, and the retail strip in particular. In 1976 there were not many restaurant/tavern uses and this increased popularity created a much larger market for restaurants. Consequently, entrepreneurs took this opportunity to begin a profitable business venture.

2. Queen Street East

In 1976 "office" use represented 5.3% of the total number of land uses along the Queen Street East retail strip; "retail" use represented 33.5%; "restaurant/tavern" use represented 2.5%; "residential" use represented 49.7%; and "other" uses represented 9.0% (Figure C1.1).

The gross floor areas for these land uses, as a percentage of the total gross floor area for the Queen Street East retail strip were: "office" (2.4%); "retail" (21.7%); "restaurant/tavern" (1.3%); "residential" (61.3%); and "other" (13.3%) (Figure C1.2).

In 1984 "office use represented 6.7% of the total number of land uses along the Queen Street East retail strip; "retail" use represented 30.0%; "restaurant/tavern" use represented 4.9%; "residential" use represented 51.7%; and "other" uses represented 6.7% (Figure C1.3). The corresponding gross floor areas for these land uses in 1984 are: "office" (4.9%); "retail" (20.7%); "restaurant/tavern" (2.8%); "residential" (65.1%); and "other" 6.5% (Figure C1.1).

The changes which occured from 1976 to 1984, in both the number of land uses and their respective gross floor areas result in the following percentage increase or decrease; "office" number of uses (37%) increase, gross floor area (123.3%) increase; "retail" number of uses (2.9%) decrease, gross floor area (6.1%) increase; "restaurant/tavern" number of uses (107.6%) increase, gross floor area (131.2%) increase; "residential" number of uses (12.2%) increase, gross floor area (17.7%) increase; and "other" number of uses (19.6%) decrease, gross floor area (45.5%) decrease (Figure C1.3).

3. Danforth Avenue

In 1976 "office" use represented 9.4% of the total number of land uses along the Danforth Avenue retail strip; "retail" use represented 38.6%; "restaurant/tavern" use represented 7.2%; "residential" use represented 38.3% and "other" uses represented 6.5% (Figure C1.1). The gross floor areas for these land uses; as a percentage of the total gross floor area for the Danforth Avenue retail strip were: "office" (15.7%); "retail" (33.8%); "restaurant/tavern" (5.3%); "residential" (31.8%); and "other" (13.4%) (Figure C1.2).

In 1984 "office" use represented 11.0% of the total number of land uses along the Danforth Avenue retail strip; "retail" use represented 38.6%; and "other" uses represented 6.4% (Figure C1.1). The corresponding gross floor areas for these land uses in 1984 are: "office" (16.0%); "retail" (30.3%); "restaurant/tavern" (6.5%); "residential" (34.6%); and "other" (11.7%) (Figure C1.2).

The changes which occured from 1976 to 1984 in both the number of land uses and their respective gross floor areas result in the following percentage increase or decrease; "office" number of uses (42.1%) increase, gross floor area (20.5%) increase; "retail" number of uses (11.0%) increase, gross floor area (0.2%) increase; "restaurant/tavern" number of uses (42.8%) increase, gross floor area (36.3%) increase; "residential" number of uses (21.8%) increase, gross floor area (21.8%) increase; and "other" number of uses (20.5%) increase, gross floor area (2.5%) decrease (Figure C1.3)

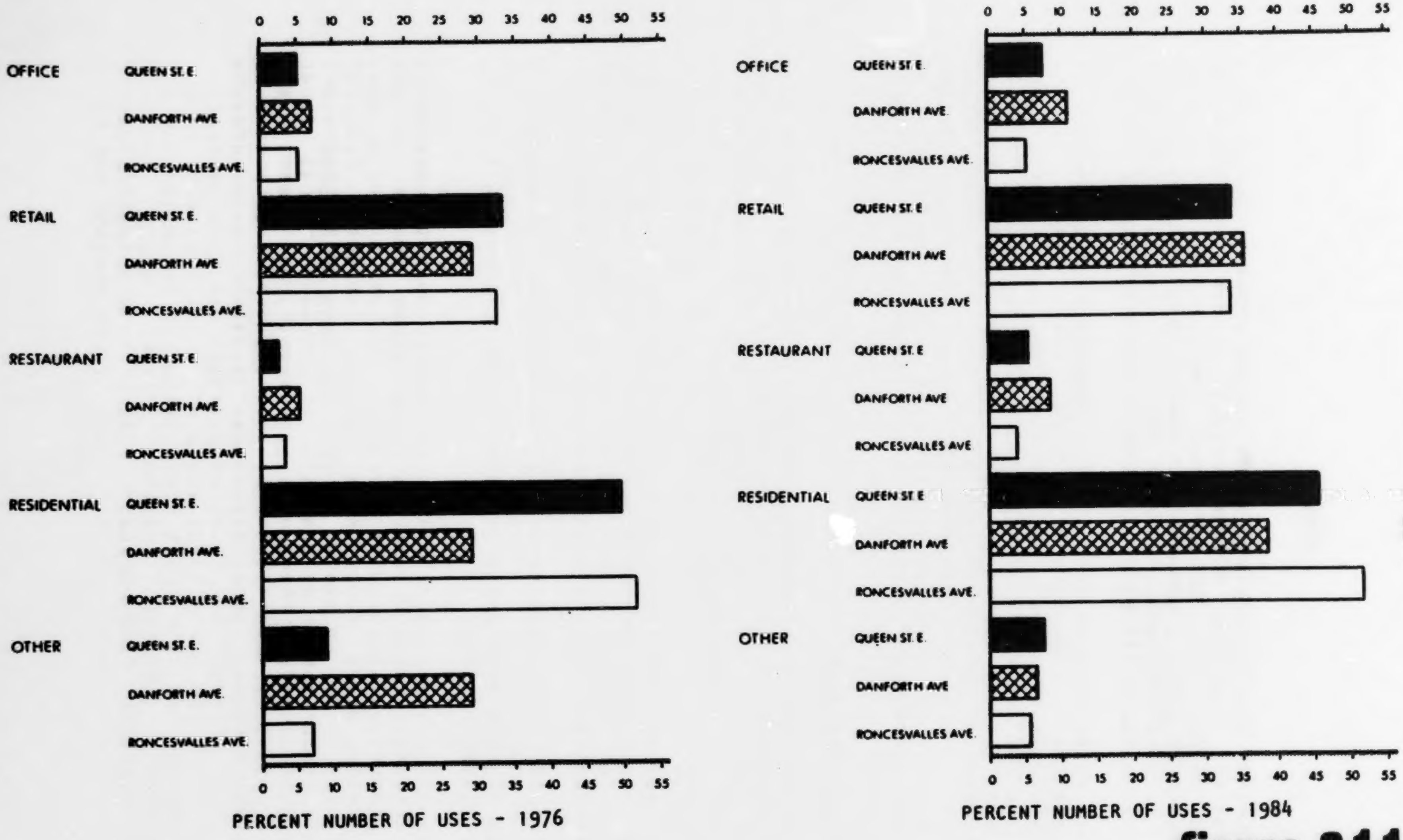
4. Roncesvalles Avenue.

In 1976 "office" use represented 15.3% of the total number of land uses along the Roncesvalles Avenue retail strip; "retail" use represented 32.6%; "restaurant/tavern" use represented 3.4%; "residential" use represented 51.7% and "other" uses represented 7.0% (Figure C1.1).

The gross floor area for these land uses as a percentage of the total gross floor area for the Roncesvalles Avenue retail Strip were: "office" (4.0%); "retail" (21.9%); "restaurant/tavern" (2.6%); "residential" (57.3%); and "other" (14.2%) (Figure C1.2).

In 1984 "office" use represented 5.3% of the total number of land uses along the Roncesvalles Avenue retail strip; "retail" use represented 32.5%; "restaurant/tavern" 2.6%; "residential" 59.1%; and "other" 13.2% (Figure C1.2).

The changes which occurred from 1976 to 1984 in both the number of land uses and their respective gross floor areas result in the following percentage increase or decrease; "office" number of uses (60.0%) increase, gross floor area (25.1%) increase; "retail" number of uses (2.6%) increase, gross floor area (8.0%) increase; "restaurant/tavern" number of uses (12.5%) increase, gross floor area (16.2%) increase; "residential" number of uses (0.4%) decrease, gross floor area (18.1%) increase; and "other" number of uyses (21.2%) decrease, gross floor area (6.3%) increase. (Figure C1.3).



PERCENT NUMBER OF USES - 1976

PERCENT NUMBER OF USES - 1984

figure C1.1

queen street east licenced eating establishment study

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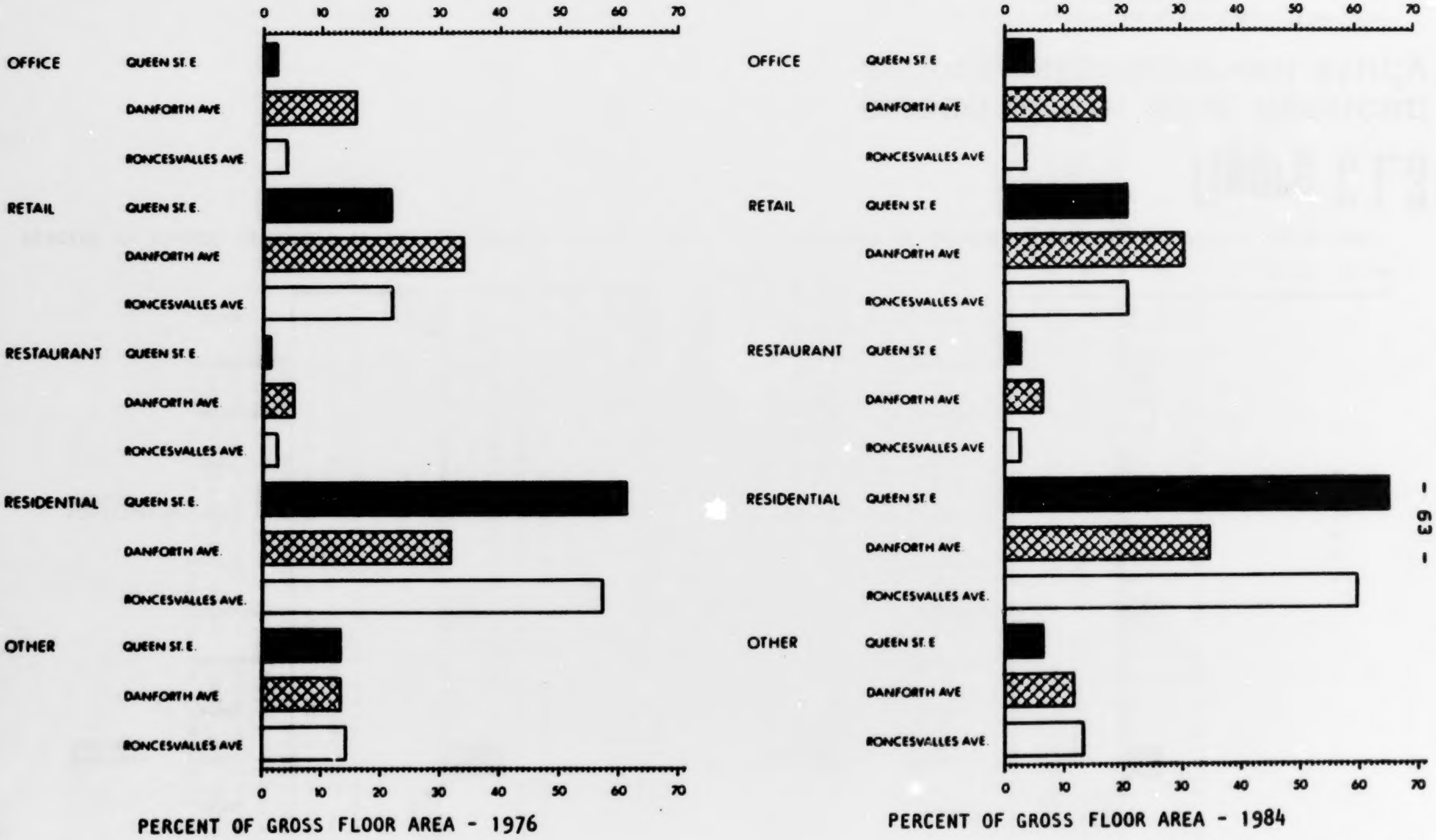

figure C1.2

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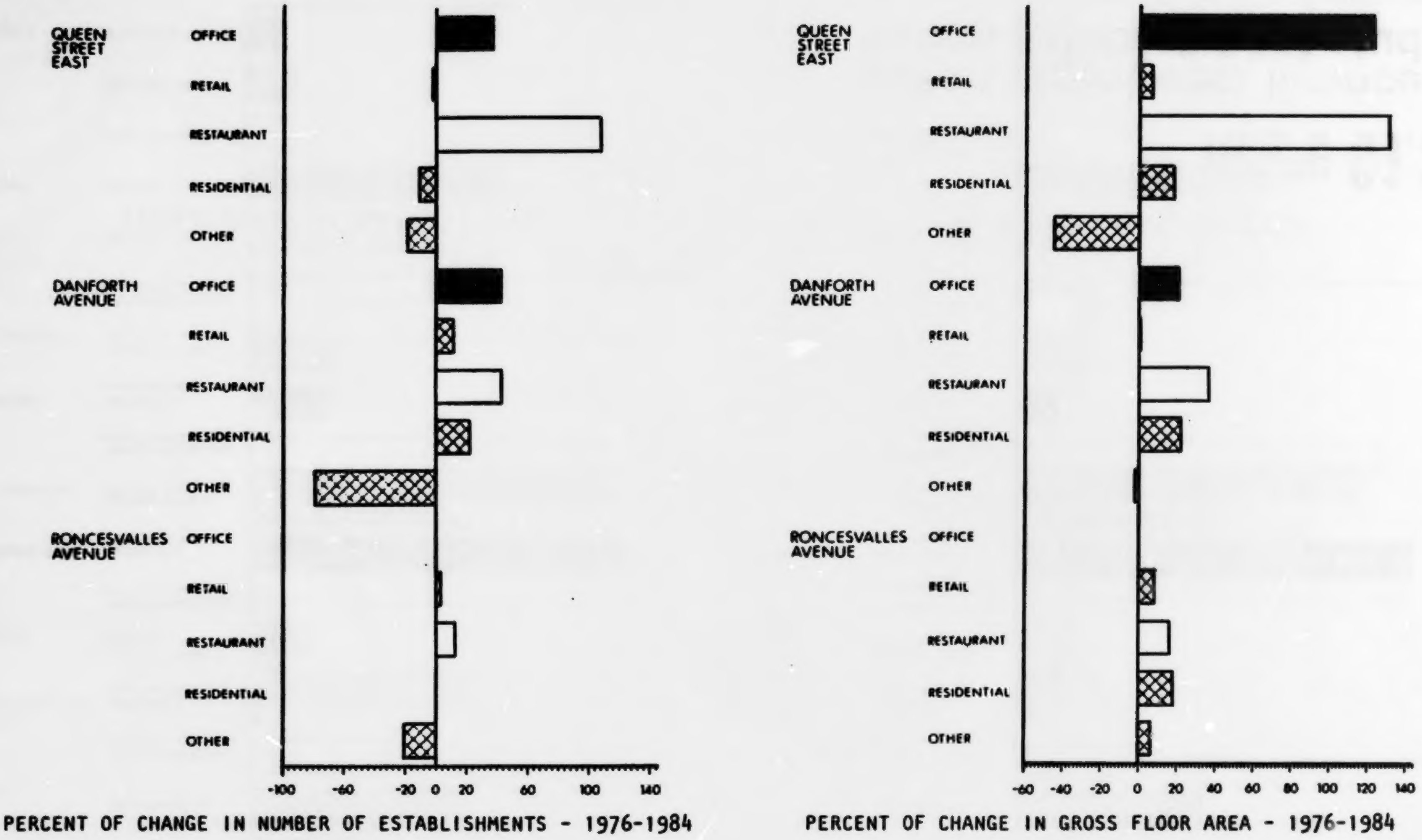

figure C1.3

queen street east licenced
eating establishment study

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APPENDIX "D"

ANALYSIS OF PARKING IN THE BEACH DISTRICT

1. Parking Supply/Demand by Beach District Residents

Parking in the Beach district is at a premium. Table D1.1 is a summary of the parking supply and demand situation as it relates to Beach district residents.

Table D1.1

Parking Supply/Demand for Area
South of Kingston Road and East of
Woodbine to the City Limit

Supply	Spaces
Permit Parking	3,264*
On-Site Parking	5,124**
Public Lots	68***
Queen St. E.	300*
TOTAL	8,756
Demand	**Vehicles**
Residents	9,327****
Difference	571 (more vehicles)

* Source: City of Toronto Public Works Department (includes those spaces associated with churches, schools, etc.)

** Source: City of Toronto Land Use File

*** Source: Toronto Parking Authority

**** Note: The figure for parking demand was derived by multiplying the total number of dwelling units in this area by a ratio of 1.18 vehicles per unit. The figure of 1.18 vehicles per unit was obtained from a comprehensive parking survey done by Planning and Development Department for the residential area south of Queen Street East from Woodbine Avenue to the City limit.

This information is only an estimate and there is a strong possibility of a margin of error either way. However, it strongly indicates that there is a fine line between the amount of parking space supplied to parking space demanded. The parking problem between Woodbine Avenue and Glen Manor Drive seems to be much worse than that east of Glen Manor Drive to the City limit. This point is supported by the waiting list which presently exists for parking permits in the former area and the availability of permits in the latter (Map D1.1). There are a number of public and private parking lots in the district (Map D3.2), however, the majority of these are not to be used by residents for parking purposes.

2. City of Toronto Residents Shopping Behaviour Survey.

In the survey, each respondent was asked to select their favourite retail strip. Of the 1,593, 99 or (6.2%) selected Queen Street East as their first or second favourite retail strip. In addition, each respondent was asked where they last purchased a restaurant meal. Table D2.1 below presents the results from this question.

Table D2.1

Most Popular Districts Where Restaurant Meal Last Purchased

		No.
1.	Downtown Yonge	98
2.	Bloor/Yonge/Avenue Road	82
3.	Eaton Centre	67
4.	Yonge/Eglinton	61
5.	Yonge/Wellesley	52
6.	Yonge/St. Clair	50
7.	Bloor/Bathurst and Markham Street	34
8.	Yorkville	28
9.	Queen/Lee	27
10.	Pape/Danforth	26
11.	Chinatown West	25
12.	King/John	21
13.	College/Spadina	19
14.	Roncesvalles	18
15.	Yonge/Blythwood	18
16.	Queen/Woodbine	8
17.	Queen/Beech	7

In total, 42 respondents last purchased a restaurant meal along Queen Street East between Woodbine Avenue and the City limit. This establishes Queen Street East as the most popular "neighbourhood strip" for a restaurant meal. Another interesting figure indicates that 90% of those who last purchased a restaurant meal in the Queen Street East area live east of the Don River.

Although it may be assumed, these figures do not in any way indicate what is the percentage of parking demand attributable to those patronizing restaurants along Queen Street East. These figures could also be interpreted as meaning that the restaurants along Queen Street East might be serving a regional rather than local market, however, the statistical significance of this point is not strongly supported.

Some other interesting findings from the survey include: of the 99 respondents who selected Queen Street East as their favourite retail strip, 51% stated that parking was poor, 12% said it was excellent, 37% had no comment; of those who stated parking was poor, 96% felt there were not enough spaces; and for the City as a whole, 57% of the respondents felt that eating facilities were good to excellent, while for those who last ate on Queen Street East, 71% stated the food was good to excellent.

3. Queen/Waverly Parking Demand Study, July 1983

The Toronto Parking Authority conducted a parking demand study to determine the viability of establishing a municipal car park in the general vicinity of Queen Street East and Waverly Road. The area boundaries which were used during the study were the commercial strip along Queen Street East between Lee Avenue and Kippendavie/Elmer Avenues. Licence plate surveys were conducted on Saturday July 9th, 1983 and Thursday July 14th, 1983 from 8:00 to 20:30 at half hour intervals. In addition, occupancy counts were taken at peak time for a period of one week in order to substantiate the 12 hour survey data.

Resulting from this study are some interesting findings with regards to assessment of parking demand as it relates to land use. The salient results are as follows:

a) Depending on the trip and destination distribution scenario used, office would seem to attract at a rate between 0.14 to 0.59 trips per 100 square metres. This is not unusual because a good portion of the office space here is devoted to medical uses.

b) Again depending on the trip and destination scenario used, retail/restaurant floor space attracts at a rate between 0.71 to 1.09 trips per 100 square metres. While this range would appear to be high, keep in mind that trips attracted to Kew Beach are included in this.

c) An absolute parking shortage occurs only in the mid to upper range of the trip scenarios. The magnitude of parking shortage is clearly determined by the seasonal pressures in the area. Nevertheless, an absolute shortage of 18 spaces can be found in the study area in July.

Tables D3.1 to D3.4 provide the justification for the above results.

Table D3.1

Trips to Land Use

	A	B	C
To office	5%	10%	15%
To retail	95%	90%	85%

Note: The following trip end distribution scenarios are based on the intuition of the Toronto Parking Authority and are theorized to have occured in the area.

Table D3.2

Short Stay Trips Theorized To Have Visited The Area

	Low			Middle			High		
	A	B	C	A	B	C	A	B	C
To office	3	7	10	4	8	12	5	9	14
To retail	64	60	57	73	69	65	87	83	78

Table D3.3
Attracting Floor Spaces

Block	Office Codes 30-34	Retail Codes 35-51	Total
1	201.0	1,012.9	1,213.9
2	945.3	943.1	1,888.4
3	798.6	222.9	1,021.5
4	--	1,206.7	1,206.7
5	--	1,462.0	1,462.0
6	246.7	445.5	692.2
7	--	1,505.4	1,505.4
8	157.8	1,224.1	1,381.9
	2,349.4	8,022.6	10,372.1

Bringing together the short stay trips (67, 77 and 92) and applying the various destination scenarios (A, B and C) and the floor space above, we have the following range of trip attraction rates.

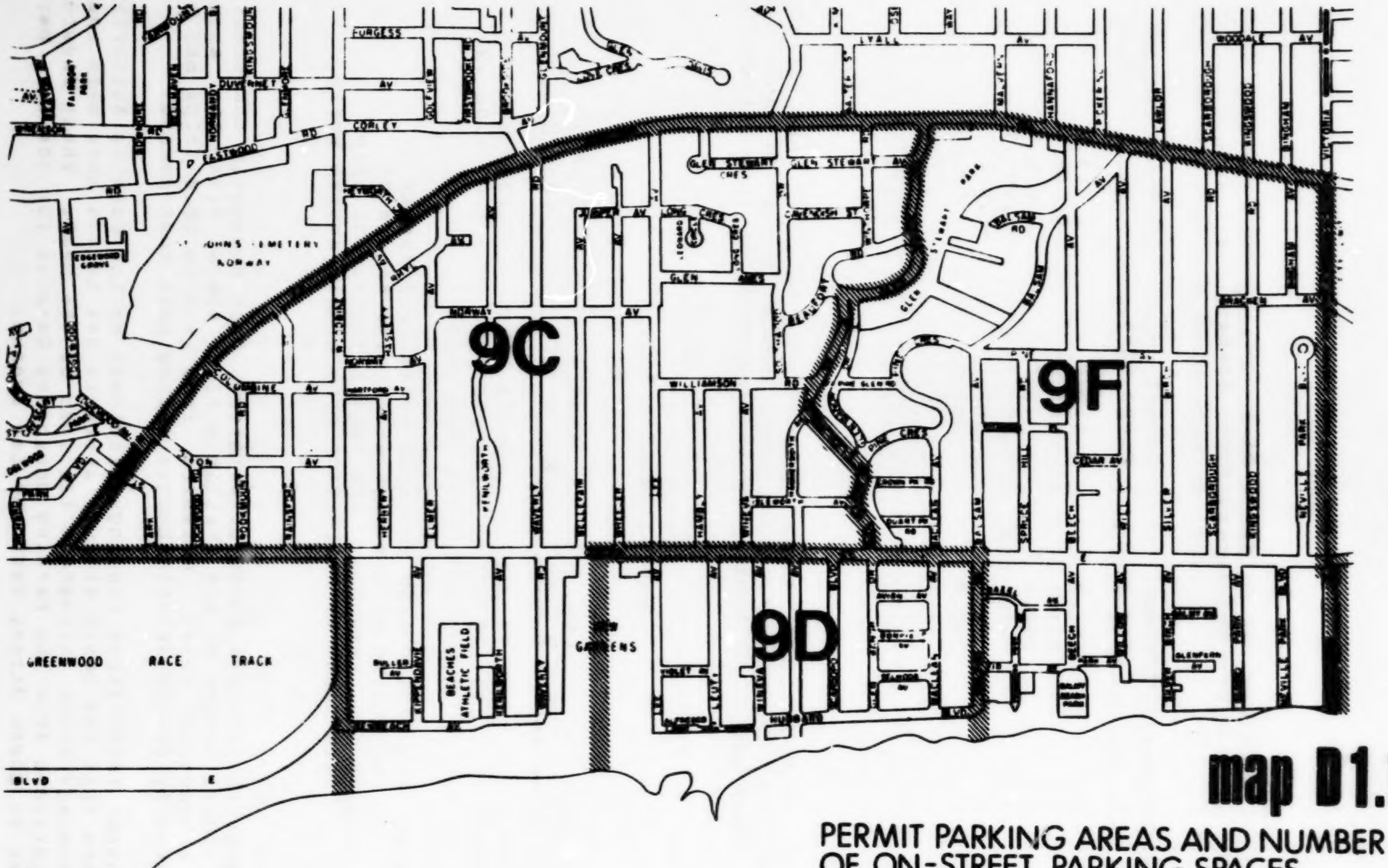
Table D3.4
Trip Attraction Rate

	Low			Middle			High		
	A	B	C	A	B	C	A	B	C
Office	.14	.29	.43	.16	.33	.49	.20	.39	.59
Retail	.79	.75	.71	.91	.86	.81	1.09	1.03	.97

Note: The office trip range is relatively speaking reflective of the high attractive nature of medical services. The retail/restaurant trip rate range is reflective of a highly active strip.

Eating establishments along Queen Street East presently constitute 2,907 square metres of the available floor space. Given the above trip attraction rates, anywhere from 18.5 to 28.4 trips may be generated by eating establishments during peak hour demand.

Some other interesting findings disclosed by the Parking Authority indicate that the month of July attracts 24% to 47% more cars than the average month throughout the rest of the year. Those figures were obtained from the Parking Occupancy Reports for the car park located at Queen Street East and Lee Avenue.



map D1.1

PERMIT PARKING AREAS AND NUMBER OF ON-STREET PARKING SPACES

AREA **9C**: 1640 SPACES (WAITING LIST FOR PERMITS)

AREA **9D**: 461 SPACES (WAITING LIST FOR PERMITS)

AREA **9F**: 1163 SPACES

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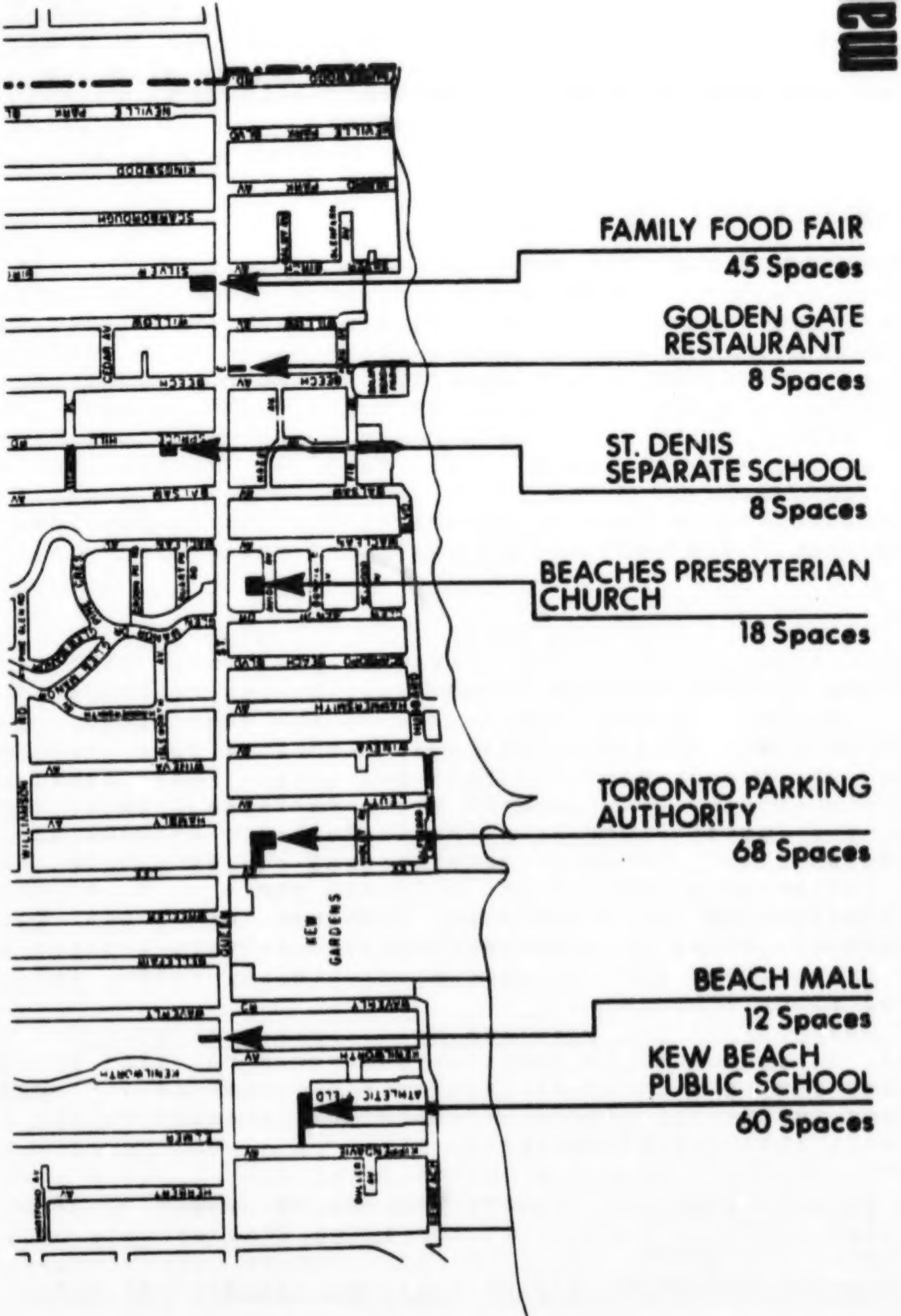
map D1.2

LOCATION OF EXISTING PARKING LOTS ALONG QUEEN STREET EAST



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APPENDIX " E"

ZONING STANDARDS FROM OTHER MUNICIPALITIES FOR EATING ESTABLISHMENTS

1. Eating Establishment Definitions

For those municipalities with more than one definition for eating establishments, the definitions usually tended to differentiate between a sit-down restaurant, a convenience restaurant (eg. McDonald's), and a take-out restaurant. Each definition reflects the manner in which the food is prepared and most importantly where it is to be consumed. The City of York, however, does have a definition specifically for "restaurant, licenced" which states that such an eating establishment must have a minimum seating capacity of 40 persons. The City of Toronto Zoning By-Law provides a definition for "eating establishment" which applies to all establishments where food may be purchased and or consumed.

2. Parking

The parking requirements for restaurants vary with each municipality and where more than one definition for restaurants is prevelant. Parking requirements are also determined by a building's gross floor area and by the number of persons who may lawfully be accommodated in the facility. The range of requirements for sit-down or standard restaurants is from 1 space per 4.7 sq.m. of gross floor area (North York) to 1 space per 28 sq.m. of gross floor area (Mississauga). Standards for convenience restaurants are from 1 space per 4 sq.m. of gross floor area (Mississauga) to 1 space per 6.2 sq.m. of gross floor area (Etobicoke). While take-out restaurants require 1 space per 6.6 sq.m. of gross floor area (Mississauga) to 1 space per 28 sq.m. of gross floor area (York).

The Regional Municipality of Hamilton-Wentworth requires parking for restaurants locating in areas zoned strip commercial, however, exempts this requirement for any restaurant locating within the downtown core of the City of Hamilton.

The City of Toronto does not require any eating establishments to provide parking.

3. Minimum Setback from Boundary of Abutting Residential Zone

The minimum setback requirements for restaurants with regards to the boundaries of abutting residential zones are generally governed by the zoning that affects all buildings within a commercial, highway commercial or strip commercial area. Because of the availablity of land, Etobicoke and Mississauga have established a distance of 90 m. and 60 m. respectively, where the City's of Toronto, York and Hamilton-Wentworth require no setback. In the case of Queen Street East and most other C1 zones within the City of Toronto, residential zones abutt commercial zones with little or no setback. There is, in most instances, no space to provide such a setback other than laneways.

4. Fencing

The City of Etobicoke is the only municipality which requires restaurants to construct a fence where a restaurant abutts the boundary of a residential zone. The fence is to be 1.8 m. high and run along the boundary line. The City of Mississauga requires fencing but regulates it through site plan control by-laws.

5. Waste Receptacles

Again the City of Etobicoke is the only municipality to enforce any control in this matter. All convenience and take-out restaurants must provide 1 waste receptacle for every 5 parking spaces.

6. Outdoor Cafes

The City of North York is the only municipality contacted that has regulations for outdoor cafes through its Zoning By-Law. These regulations include, where an outdoor cafe abutts the boundary of a residential zone a 1.8 m. high fence must be erected, there shall be no musical entertainment of any kind on the cafe and the outdoor cafe gross floor area must not exceed 50% of the gross floor area of the establishment to which it is connected with.

The City of Toronto Public Works Department has specific guidelines for the issuance of outdoor cafe licences where such cafes are situated on City property.

7. Regulations Pertaining Specifically to Licenced Restaurants

The City's of Etobicoke and York both have regulations which relate to the establishment of restaurants licenced by the Liquor Licencing Board of Ontario. As stated, the City of York requires that a restaurant applying for a liquor licence have a minimum seating capacity of 40 persons. In addition, the applicant must also provide parking at the standard of 1 space per 14 sq.m. of gross floor area. The City of Etobicoke stipulates that a restaurant applying for a liquor licence must have a minimum gross floor area of 112 sq.m.

	City of Etobicoke	City of North York	City of Scarborough	City of York	Borough of East York	City of Mississauga	Regional Municipality of Hamilton Wentworth	City of Toronto
Eating Establishment Definitions	-restaurant -standard restaurant -convenience restaurant -take out restaurant	-restaurant	-classified under banquet hall	-restaurant -restaurant, licenced -take-out eating establishment	-restaurant -restaurant drive-in -restaurant take-out	-restaurant -convenience restaurant -take-out restaurant	-restaurant	-eating establishment -tavern/public house
Parking	-Standard restaurant -10 spaces per 93m2 GFA -convenience restaurant 15 spaces per 93m2 GFA -take out restaurant 10 spaces per 93m2 GFA	-1 space per 4.7m2 GFA	-10 spaces per 93m2 GFA	-restaurant, 1 space per 20m2 of GFA -restaurant licenced, 1 space per 14m2 of GFA -take out eating establishment, 1 space per 20m2 of GFA	-1 space per 7.5m2 GFA	-restaurant 10.5 spaces -per 100m2 GFA -convenience restaurant 23 spaces per 100m2 GFA -convenience restaurant (drive through window) 18.8 spaces per 100m2 GFA take-out restaurant 13 spaces per 100m2 GFA	-1 space for every 6 persons on strip commercial (restaurants located in downdown are exempt from this provision)	-1 space for every 10 persons who may lawfully be in building (tavern/public house -eating establishment -none
Minimum Distance Setback from boundary of abutting residential Zone	-90 metres	-9 metres/and subject to all other provisions for building in General commercial zone.	-site specific	-none	-3 metres (sideyard)	-60 metres 12 metres from any	-parking area must be abutting residential boundary	-none
Fencing	-where abutts residential boundary 1.8m Fence along boundary line	-none	-none	-none	-none	-dealt with through site plan agreement	-none	-none
Waste Receptacles	-convenience and take out restaurant to provide 1 receptacle for every 5 parking spaces.	-none	-none	-none	-none	-none	-none	-none
Outdoor cafes	-none	-where abutting residential boundary 1.8m Fence is required -no musical entertainment allowed -may not exceed 50% of restaurants GFA	-none	-none	-none	-none	-none	-subject to guidelines as set out by Public Works
Liquor Licenced eating establishments	-no establishment with a GFA of 112m2 or less shall obtain a Liquor Licence	-none	-none	a restaurant licenced must have a minimum seating capacity of 60 persons	-none	-none	-none	-none

figure E1.1

ZONING STANDARDS PERTAINING TO EATING ESTABLISHMENTS - CITY OF TORONTO AND OTHER MUNICIPALITIES

queen street east licenced eating establishment study

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
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COMMUNITY AND NEIGHBOURHOOD PLANNING DIVISION FEB. 1985